THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jordan Hughes
Affiant

Subscribed and sworn to before me, this 2 day of May, 2024.

Jessica Epley
Notary Public

My commission expires: 7/24/27

Karen Johnson
Batch # 1134443
05/14/2024 09:15:38 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240514-0035334

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee	**New Owner**	**162050C00300CO**
1105 Bellshire Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I/We **Laura L. Gerrity,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Gerrity Family Trust** herein called "GRANTEE(S)", her successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land described as follows:

A certain townhome located in Davidson County, Tennessee, being Townhouse No. 3 in Building No. A of Hickory Valley Phase I Condominium, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Master Deed for Hickory Valley Phase I Condominium, of record in Book 4521, Page 574, as clarified in Book 5001, Page 394, amended in Book 8466, Page 263 and further amended and restated in Book 10597, Page 675 as re-recorded in Book 10645, Page 743, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit A-2 of the re-recorded amended and restated Master Deed and the Plan of Hickory Valley of record in Plat Book 4460, Page 27, Register's Office of Davidson County, Tennessee; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed, as amended.

Being the same property conveyed to Laura L Gerrity, by Warranty Deed from Keith W. Heifner and wife, Rebecca S. Heifner, dated August 15, 2007, of record in Instrument No. 20070820-0099281, in the Register's Office for Davidson County, Tennessee.

This is **improved p**roperty known as: **5515 Country Dr, Nashville, TN 37211**

WITNESS my/our hand(s) this 2 day of May, 2024.

Laura L Gerrity

Laura L Gerrity

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Laura L Gerrity,**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of May, 2024.

Jessica Epley

Notary Public

My Commission Expires: 9/24/27

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires