File 37279-8 BOX 14

QUITCLAIM DEED

Karen Johnson
Batch # 1134541
05/14/2024 11:00:42 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240514-0035502

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2024.

Notary Public

My commission expires: Nov. 2, 2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lefkovitz Family Irrevocable Living Trust	**OWNER**	**Map 187-05-0-A Parcel 147.00co**
755 Wescott Lane		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Howard L. Walton, Successor Trustee of the Ruth T. Walton Revocable Trust, dated January 29, 2001

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Larry A. Lefkovitz, Co-Trustee, and Lindsay Allen, Successor Co-Trustee, of The Lefkovitz Family Irrevocable Living Trust established by The Revocable Living Trust Agreement of Larry A. Lefkovitz and Karen Lefkovitz, dated July 8, 2019

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 147 on the Final Plat of Burkitt Springs, Phase 2, of record in Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001 and Ruth T. Walton, Trustee of the Ruth T. Walton Revocable Trust dated January 29, 2001, by Warranty Deed dated December 29, 2015, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20160104-0000464, Register's Office for Davidson County, Tennessee.

The said Ruth T. Walton having died on October 12, 2023, leaving Howard L. Walton, as Successor Trustee of the Ruth T. Walton Revocable Trust,dated January 1, 2001.

The said Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001 and Howard L. Walton, Successor Trustee of the Ruth T. Walton Revocable Trust dated January 29, 2001 having quitclaimed to Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001, by Quitclaim Deed dated January 18, 2024, of record in Instrument No. 20240123-0004013, Register's Office for Davidson County, Tennessee. The said Quitclaim Deed recorded January 23, 2024 included an incomplete notary acknowledgement (location of notarial act was not identified). Accordingly, the Grantor has executed this quitclaim deed to the new owner of the property to fix and resolve any issues with the prior quitclaim deed which is recorded in the chain of title, and also to confirm and convey any interest the Grantor has or retains in the subject property to the within named Grantee. The Grantor, by execution of this deed, hereby confirms that this conveyance (and the prior quitclaim deed) is authorized and is consistent with the provisions and requirements of the Ruth T. Walton Revocable Trust dated January 1, 2001, and the actions of Howard L. Walton, acting in his capacity of Successor Trustee shall be binding upon the said trust, and sufficient (coupled with a separate warranty deed recorded simultaneously from Howard L. Walton, Trustee of the Howard L. Walton Revocable Trust dated January 29, 2001) to fully vest title ownership in the within named Grantee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20150205-0011089, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208, amended in Instrument No. 20230206-0008336, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130514-0048379, Register's Office for Davidson County, Tennessee. 4) Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions. 5) Rights of others in and to the common areas/elements. 6) Taxes for the current year prorated and assumed by the Grantee.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc.., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__X__) Unimproved (____) property, known as: **755 Wescott Lane, Nolensville, TN 37135**

Witness my/our hand(s) this 8 day of **May, 2024.**

Howard L Walton, Trustee

Howard L. Walton, Successor Trustee of the Ruth T. Walton Revocable Trust, dated January 29, 2001

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax)

Personally appeared before me, a Notary Public of said County and State, **Howard L. Walton, Successor Trustee of the Ruth T. Walton Revocable Trust, dated January 29, 2001,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fairfax, Virginia, this 8th day of **May, 2024.**

Naeem Munawar Shah

Notary Public

My Commission Expires: 04/30/2027

NAEEM MUNAWAR SHAH
NOTARY PUBLIC
REG. # 7829057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2027