Karen Johnson
Batch # 1137737
05/22/2024 08:24:14 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240522-0037985

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

Benjamin M. Green
BENJAMIN M. GREEN, AFFIANT

Subscribed and sworn to before me, this 22 day of March 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BENJAMIN M. GREEN AND KIMBERLY BRYSON GREEN, CO-TRUSTEES 334 ELMINGTON AVENUE UNIT F-13 NASHVILLE, TN 37205	New Owner	Map and Parcel No.: 104-10-0C-013.00-CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Benjamin M. Green and Kimberly B. Green, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Benjamin M. Green and Kimberly Bryson Green, Co-Trustees of the Green Joint Revocable Trust, created April 5, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 334 Elmington Avenue, Unit F-13, Nashville, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit F-13, on the 2nd Revised Plan of Elmington Condominium, of record in Plat Book 4660, page 60, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a complete description thereof, together with the appurtenant interest in the common elements of Elmington Condominium, a horizontal property regime established by master deed of record in Book 4486, page 547, corrected in Book 4673, page 102, amended in Book 4963, page 265, said Register's Office.

Being the same property conveyed to Benjamin M. Green and Kimberly B. Green, husband and wife, from Elizabeth W. Billings, f/k/a Elizabeth A. Wright, and Robert Billings, wife and husband, by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20210317-0035037.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 10th day of May 2024.

Benjamin M. Green

Benjamin M. Green, Grantor

Kimberly B. Green, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Benjamin M. Green**, the Grantor, 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 office, this 22nd day of March 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kimberly B. Green**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of May 2024.

Notary Public

My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON