Karen Johnson Davidson County
Batch # 1149459 DEEDQC
06/20/2024 12:57:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046423

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
4525 HARDING PIKE
Nashville, TN 37205
615.281.0121

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER T.C.A. SECTION 67-4-409(a)(1)(C)(iv)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Lea Ann Sluss et al. 3201 Aspen Grove Dr., Un. H2 Franklin, TN 37067	New Owner	160-15-C-23.00 CO

ESTATE QUITCLAIM DEED

FOR AND IN CONSIDERATION, of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution of the ESTATE OF BRENDA SLUSS (the Decedent") pursuant to the Decedent's Last Will and Testament (the "Will") which was duly admitted to probate in the Chancery Court for Williamson County, Tennessee (Docket No. 24PR-13515), the undersigned,

LEA ANN SLUSS, as EXECUTOR of the ESTATE OF BRENDA SLUSS

(herein referred to as "Grantor"), by these presents does hereby quitclaim unto

LEA ANN SLUSS, ROBERT SLUSS, and AMANDA SLUSS GILCHRIST

(herein referred to as "Grantees"), Grantees' heirs and assigns, all of the interest of the Grantor and the Decedent's estate, each receiving a one-third (1/3) undivided interest as tenants in common, in and to a certain tract or parcel of land situated in Davidson County, Tennessee (the "Property"), more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property.

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

WITNESS my hand this 19 day of June 2024.

ESTATE OF BRENDA SLUSS

Lea Ann Sluss

LEA ANN SLUSS, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LEA ANN SLUSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the court appointed Executor for the Estate of Brenda Sluss and that she as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Executor.

WITNESS my hand, at office, this 19th day of June 2024.

Shannon D. Walker

Notary Public

My Commission Expires: March 3, 2025

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT "A"
(to Estate Quitclaim Deed)

Legal Description of the Property

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

UNIT NO. 128 IN CLOVERLAND HALL, A HORIZONTAL PROPERTY REGIME, LOCATED AT THE CORNER OF OLD HICKORY BOULEVARD, CLOVERLAND DRIVE AND VALLEY VIEW ROAD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF CLOVERLAND HALL, RECORDED IN INSTRUMENT NO. 20021101-0134432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF CLOVERLAND HALL, CONDOMINIUM APARTMENTS, CONTAINED IN SAID MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JAMES RANDALL DURHAM AND TAMMY DURHAM TO BRENDA C. SLUSS, MARRIED WOMAN, DATED AUGUST 26, 2013, OF RECORD IN INSTRUMENT NO. 20130904-0092924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BRENDA SLUSS and BRENDA C. SLUSS were one and the same person.

The above description is the same as in the previous deed of record.

This is an improved property known as 5601 Cloverland Drive #128, Brentwood, Tennessee 37027.