QUITCLAIM DEED

AJ-QCD-24-8620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
The Joan F. Guth Revocable Living Trust	**New Owner**	**142-13-0C-053.00**
(NAME)	(NAME)	
8620 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson
Batch # 1149848
06/24/2024 02:12:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240624-0046901

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOAN GUTH ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

JOAN F. GUTH, TRUSTEE OF THE JOAN F. GUTH REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 17, 2017 ("GRANTEE")

HER/ITS HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO WIT:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. 8620, IN RIVER PLANTATION, SECTION TEN, PHASE 11- E, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, BELLEVUE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION TEN, PHASE 11-E, CONDOMINIUM APARTMENTS, RECORDED IN PLAT BOOK 9700, PAGES 367 AND 368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 9394, PAGE 598, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND IN ANNEXATION DOCUMENT IN BOOK 10417, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF RIVER PLANTATION, SECTION TEN, PHASE 11-E, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 9394, PAGE 598, ET. SEC., AS APPLIED TO SECTION TEN, PHASE II-A; SECTION TEN, PHASE II-B; SECTION TEN PHASE 11-C; SECTION TEN, PHASE II-D; AND SECTION, TEN, PHASE II-E, BY ANNEXATION DOCUMENTS IN BOOK 9780, PAGE 284; BOOK 9669, PAGE 111; BOOK 10024, PAGE 409; BOOK 10136, PAGE 708; AND BOOK 10417, PAGE 348, AMENDMENT TO MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF RIVER PLANTATION, SECTION TEN, PHASE ONE FILED IN INSTRUMENT NUMBER 20081203-0117317, 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 TO JOAN GUTH, A SINGLE PERSON BY WARRANTY DEED FROM HELEN TOMASULO, UNMARRIED OF RECORD IN INSTRUMENT NO. 20240522-0038263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

This is **improved** property known as: **8620 Sawyer Brown Road, Nashville, TN, 37221.**

Witness our hands this the 21st day of June, 2024.

Joan Guth

JOAN GUTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN GUTH**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2024.

Notary Public

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON