This instrument prepared by:
Derrick R. Davis
Robertson Law Group
555 Marriott Dr., Suite 315
Nashville, TN 37214
615-823-1862

Karen Johnson Davidson County
Batch # 1152253 DEEDQC
06/28/2024 08:46:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240628-0048516

The actual consideration is $0.00.

Rita Ann Donnelly
AFFIANT

Subscribed and sworn to before me
the 28th day of June, 2024

NOTARY PUBLIC

DERRICK DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

My Commission Expires: 05-03-2027

NEW OWNER:

Rita Ann Donnelly, Trustee
of the Rita Ann Donnelly
2024 Revocable Living Trust
709 Burleigh Court
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:

128 130A 323.00CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Rita Ann Donnelly, a single woman (hereinafter referred to as "Grantor"), does convey all of her right, title and interest to the hereinafter described property to Rita Ann Donnelly, Trustee of Rita Ann Donnelly 2024 Revocable Living Trust, a Trust created and governed by the laws of the State of Tennessee, (hereinafter referred to as "Grantee"). Said property conveyed herein as described as follows:

Lying and being in Davidson County, State of Tennessee, and being more particularly descried as follows: being apartment Unit No. 323 of Westfield condominiums crated under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated; and as established by a mater deed of record in book 6678, page 771, and amended in book 6736, page 110, and further amended in book 6801, page 962, book 6831, page 982, and in book 7271, page 256, in the Register's Office for Davidson County, Tennessee. Together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said master deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said amendment to the master deed of record in Book 6831, page 982 in said Register's Office for a more complete identification and description of said unit.

Being the same property conveyed to SPH Property One LLC, a Delaware limited liability company, by Warranty Deed from Angela Marie Pitts, unmarried, dated October 24, 2019, appearing of record in Instrument Number 20191024-0109199, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alan and Denise Beaty, wife and husband, and Rita Ann Donnelly, a married woman, by Warranty Deed from SPH Property One LLC, a Delaware limited liability company, dated January 16, 2020, appearing of record in Instrument Number 20200203-0012159, of the Register's Office of Davidson County, Tennessee.

This property is commonly known as 323 Westfield Drive, Nashville, Tennessee 37221.

This conveyance is subject to such limitations, matters of record, and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to the Grantee.

[signatures appear on the following pages]

IN WITNESS THEREOF, effective this the 28th day of June, 2024 the said GRANTOR has herewith set his hand and seal, the day and year first above written.

Rita Ann Donnelly
GRANTOR

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTOR, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEE, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rita Ann Donnelly, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 28th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 05-03-2027

