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
20240628-0048517

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:

142 05D 062.00CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Rita Ann Donnelly, formerly known as Rita Ann Holliman, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-403, together with the carport designated No. K-403-C, in River Plantation, Phase One, Section Four, Condominium Apartments, a Horizontal Property Regime, crated under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in book 4892, page 440, amended in book 4956, page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-006276, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation, Phase One, Section Four, Condominium Apartments, of record in book 4860 pages 17, 18, and 19 and as amended in book 4860, pages 107, 108, and 109, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Tom Price and his successors in trust as Trustees under the Irrevocable Trust Agreement for the Kyle Wesley Hooten 2000 Trust by Warranty Deed from Mary Jo Birdwell, unmarried, by and through Michael Gregory Underwood as Attorney-in-Fact dated July 1, 2009, appearing of record in Instrument Number 20090706-0062287, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alan and Denise Beaty, as to an undivided 50% interest as tenants by the entirety (the "Entirety Interest"), and Rita Ann Holliman, a married woman, as to an undivided 50% interest (the "Individual Interest", the said Individual Interest and Entirety Interest, as they relate to each other, being held as tenants in common, by Warranty Deed from

Elizabeth Hix Hooten, Successor Trustee under the Irrevocable Trust Agreement for the Kyle Wesley Hooten 2000 Trust, dated October 31, 2016, appearing of record in Instrument Number 20161123-0123881, of the Register's Office of Davidson County, Tennessee.

This property is commonly known as 973 Todd Preis 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.

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

NOTARY PUBLIC

My Commission Expires: 05-03-2027