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
20240628-0048518

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 16A 17

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 undivided 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:

Located in Davidson County, Tennessee, and being Lot No. 17 on the Plan of Devon Park, Phase One, of record in Book 5200, pages 670 through 672, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description of the lot.

Being the same property conveyed to Rita Ann Donnelly, unmarried, and Mary Lynn Donnelly, unmarried, by Warranty Deed from Stephen E. Roach and wife, Donna J. Meyer Roach, dated June 27, 2003, appearing of record in Instrument Number 20030708-0093269, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed in full to Rita Ann Donnelly, a Single Woman, by QuitClaim Deed from Mary Lynn Donnelly., a Single Woman, dated February 2, 2019, appearing of record in Instrument Number 20060929-0120704, of the Register's Office of Davidson County, Tennessee.

This property is commonly known as 709 Burleigh Court, 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.

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

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