Davidson County
Deed from Personal Representative to Trustee
6902 Highland Park Drive

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1161294 DEEDQC
07/24/2024 01:33:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055902

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James Paul Donnelly Family Trust c/o John P. "Bubba" Donnelly 3001 Owen Drive Nashville, TN 37013	(SAME)	Parcel: 143-3C-8.00

James Paul Donnelly (hereinafter referred to as the "Decedent") died on June 8, 2020, leaving a Last Will and Testament dated January 14, 2020. The Last Will and Testament was admitted to probate on September 29, 2021 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 21P-1579. The Personal Representative, John P. Donnelly is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Personal Representative's Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, John P. ("Bubba") Donnelly, Personal Representative of the Estate of James Paul Donnelly (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto John P. ("Bubba") Donnelly, Trustee of the James Paul Donnelly Family Trust, (hereinafter referred to as "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-2 on the plan of Phase One Harpeth Glen Condominium Apartments, of record in Book 4460, page 42, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to James P. Donnelly, an unmarried man, and Gena Donnelly, an unmarried woman by Deed dated April 8, 2016, from James P. Donnelly and Gena Donnelly, a married couple, of record as Instrument # 20160420-0038225 Register's Office for Davidson County, Tennessee.

This is improved property known as 6902 Highland Park Drive, Nashville, Tennessee 37205.

The legal description stated above has been taken from the prior Warranty/Quitclaim Deed conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 17th day of July, 2024.

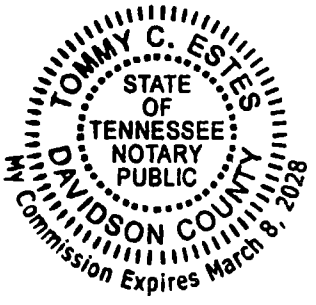
ESTATE OF JAMES PAUL DONNELLY-GRANTOR

By: John P. Donnelly
John P. ("Bubba") Donnelly,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, John P. ("Bubba") Donnelly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Personal Representative of the Estate of James Paul Donnelly and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 17th day of July, 2024.



Tommy C. Estes
Notary Public
My Commission Expires: 03-08-2028

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(D).