Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Rebecca Wilson Hellerson, Trustee **308 Chimney Hill** **Nashville, TN 37221**	**142 08 0B 096.00**	**SAME**

Karen Johnson Davidson County
Batch # 1166273 DEEDQC
08/05/2024 09:07:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059198

This instrument prepared by: Carter Shelton Jones, PI
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Rebecca W. Rose now known as Rebecca Wilson Hellerson, a married woman,** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Rebecca Wilson Hellerson, Trustee of the Rebecca Wilson Hellerson Revocable Trust dated August 1, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **308 Chimney Hill, Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 1st day of August, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 20, 2027

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 1st day of August, 2024.

Rebecca Wilson Hellerson

Rebecca W. Rose NKA Rebecca Wilson Hellerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Wilson Hellerson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 1st day of August, 2024.

Katie Ceseretti

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

A certain condominium apartment in Davidson County, TN, described as Lot 96 Phase IV, Coronada Town Home Condominiums, a Condominium, a Horizontal Property Regime, located on Chimney Hill, Davidson County, TN, as shown on the plat of Phase IV, Coronada Town Home Condominiums, Condominium apartments, recorded in Plat Book 5200, page 217, said Register's Office, and described in a Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Coronada Town Home Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269, and By-Laws recorded in Book 4901, page 702, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the following: Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675 and Book 5869, page 269; By-Laws recorded in Book 4901, page 702, Plan of record in Plat Book 5200, page 217, all in the Register's Office for Davidson County, TN.

BEING the same property conveyed to Rebecca W. Rose, unmarried from Van H. Phillips, unmarried, by warranty deed filed for record on January 8, 2004, Instrument Number 20040108-0003296, as of record in the Register's Office for Davidson County, Tennessee.