Karen Johnson Davidson County
Batch# 1175936 DEEDQC
08/30/2024 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240830-0066976

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Joshua T. Condon and Sarah T. Condon, Co-Trustees of The Westlake 142 Revocable Living Trust	First Horizon Bank	131 15 0 008.00
4629 Benton Smith Rd	12719 Cantrell Road, Ste 200	
Nashville, TN 37215	Little Rock, AR 72223	

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JOSHUA TOMAS CONDON and SARAH TAYLOR CONDON, husband and wife**, do hereby convey to **JOSHUA T. CONDON and SARAH T. CONDON, Co-Trustees of THE WESTLAKE 142 REVOCABLE LIVING TRUST dated August 30, 2024**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 38 fronts 276.1 feet on the westerly side of Benton Smith Road and runs back 342 feet on the north line and 250 feet on the south line to a dead line on which it measures 83.2 feet.

Being the same property conveyed to Joshua Tomas Condon and Sarah Taylor Condon, husband and wife, by Warranty Deed dated June 28, 2023, from Alan H. Broquist and wife, Anita Broquist, of record in Instrument Number 20230629-0049746, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4629 Benton Smith Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 30th day of August, 2024.

JOSHUA TOMAS CONDON

SARAH TAYLOR CONDON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSHUA TOMAS CONDON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 30th day of August, 2024.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH TAYLOR CONDON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 30th day of August, 2024.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

S Condon
Affiant

Sworn to and subscribed before me this
30th day of August, 2024.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 30, 2024.

August 30, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of August, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

LINDA J WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026