Karen Johnson Davidson County
Batch # 1179305 DEEDQC
09/09/2024 02:32:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240909-0069353

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Bonnie E. Gloth, unmarried

TO.....QUITCLAIM DEED

GRANTEE(S): Robert R. Stearns, Trustee of the Bonnie E. Gloth Income Only Trust Dated September 4, 2024, or any successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Bonnie E. Gloth, unmarried, hereinafter referred to as "Grantor", have this day by these presents do hereby quitclaim, transfer and convey all right, title and interest, unto Robert R. Stearns, Trustee of the Bonnie E. Gloth Income Only Trust Dated September 4, 2024, or any successors in interest, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 705, of the Cloister at St. Henry Pages 1C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property acquired by Bonnie E. Gloth, unmarried by deed appearing of record in Instrument Number 20190621-0060081, Register's Office, Davidson County, Tennessee.

MapNum: 129 GP: 11 CtrlMap: A Parcel: 705.00 I: R
Property Address: 705 Mount Carmel Place

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS

DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2024 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, September 4, 2024.

Bonnie E Gloth

Bonnie E. Gloth

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Lynda Gail Bowles, a Notary Public in and for the said State and County, Bonnie E. Gloth, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained. Witnessed my hand and seal on this day, September 4, 2024.

LYNDA G. BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Lynda G. Bowles

Notary Public
My commission expires: July 22, 2026

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(1)(D).

Bonnie E Gloth

Bonnie E. Gloth, Trustor of the Bonnie E. Gloth
Income Only Trust Dated September 4, 2024

Sworn to and subscribed before me on this day, September 4, 2024.

LYNDA G. BOWLES STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Lynda G. Bowles

Notary Public
My commission expires: July 22, 2026

The Owner and person responsible for payment of real property taxes is:
Bonnie Gloth
705 Mt. Carmel Pl.
Nashville, TN 37205