Karen Johnson Davidson County
Batch# 1183631 DEEDQC
09/19/2024 12:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240919-0072734

**THIS INSTRUMENT PREPARED BY:**
**Jeffrey Mobley, atty.**
**Mobley & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4444**

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Nancy F Jankowski
Affiant

Subscribed and sworn to before me, this 6th day of September, 2024.

Notary Public

My Commission Expires: 01-11-26

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Nancy F. Jankowski, Trustee<br>9219 Sawyer Brown Road<br>Nashville, Tennessee 37221 | SAME | 142 13 0C 172.00 CO |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy F. Jankowski**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Nancy F. Jankowski, Trustee of the Nancy F. Jankowski Living Trust, established by the Revocable Trust Agreement of Nancy F. Jankowski dated September 6, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 6th day of September, 2024.

Nancy F. Jankowski
**Nancy F. Jankowski**

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 Nancy F. Jankowski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of September, 2024.

My Commission Expires: _____

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

_____
Notary Public

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 9219 (Parcel No. 172) together with the carport designated No. 9219-C in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et seq., Register's Office for Davidson, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, age 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, page 745, et seq.; as re-recorded in Book 7900, page 945, Register's Office for said county and to taxes for the year 2017 which have been assumed by the Grantees.

Being the same property conveyed to Daniel L. Jankowski and Nancy A. Jankowski, husband and wife, by deed from Overground Railroad LLC, a Delaware limited liability company, of record as Instrument No. 20170918-0094944, Register's Office for Davidson County, Tennessee.

Daniel L. Jankowski died on April 12, 2019.

Nancy A. Jankowski and Nancy F. Jankowski are one and the same person.

This is improved property known as 9219 Sawyer Brown Road, Nashville, Tennessee 37221.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of 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 9/6/24.

9/19/24
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 19th day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

