Karen Johnson Davidson County
Batch# 1185306 DEEDQC
09/24/2024 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240924-0073965

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
CLOSED Nashville, LLC
278 Franklin Road, Suite 160
Brentwood, TN 372027

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the parties named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument, and the prepared makes no representation or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein. The preparer of this instrument has not provided any legal or tax advice to any party to this transaction. Each party is advised, prior to execution and recording of this instrument, to seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was not retained to act as a "settlement agent", "closing agent", or in any capacity other than as a drafter of this instrument.

Send Tax Bill to New Owner:
Ellen M. Tidwell
7766 Hwy 100
Nashville, TN 37221

Map-Parcel:
142-05-0A-004.00

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this the 23rd day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 11-13-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-13-2025

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and zero/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ELLEN M. TIDWELL and LUCY MARIE BEASLEY, as Grantors, do hereby Remise, Release, and Quitclaim to ELLEN M. TIDWELL, married, as Grantee, her successors and assigns, all right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee described as follows: SEE **EXHIBIT A** attached hereto.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

This improved property is commonly known as: 107 Plantation Court, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on this 23rd day of September.

ELLEN M. TIDWELL, Grantor

LUCY MARIE BEASLEY, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named ELLEN M. TIDWELL, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2024.



Notary Public
My Commission Expires: 11/19/2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named LUCY MARIE BEASLEY, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2024.



Notary Public
My Commission Expires: 11/19/2025

EXHIBIT A - Property Description

Land in Davidson County, Tennessee, being Unit No. A-4, together with the Carport designated A•4•C, on the Plan River Plantation, Section 2, Condominium Apartments of record in Plat Book 4460, Pages 136-137, Register's Office for said County and being further established by the Master Deed of record in Book 4661, Page 334 and amended and restated in instrument No. 20120828-0077603, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description of the of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ellen M. Tidwell and Lucy Marie Beasley, by Quitclaim Deed from Ellen M. Tidwell dated July 30, 2019, and recorded August 2, 2019, in Instrument No. 20190802-0076837, the Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 23, 2024.

J. Carlton Drumwright

September 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY