Karen Johnson Davidson County
Batch# 1187040 DEEDQC
09/27/2024 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0074835

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Frederick L. Bryant, Co-Trustee Mary Lea Gibson Bryant, Co-Trustee Frederick and Mary Lea Bryant Community Property Trust 615 Woodleigh Drive Nashville, Tennessee 37215	Same	117 010 A 01400 CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mary Lea Gibson Bryant (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Frederick L. Bryant and Mary Lea Gibson Bryant, Co-Trustees, and their successors in trust, of the Frederick and Mary Lea Bryant Community Property Trust, a Tennessee Community Property Trust, dated September 25, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6-B on the Plan of the First Revision Lot Six Site Plan Bowling Square Condominiums, of record in Plat Book 4660, page 44, revised in Plat Book 6200, page 94 and in Plat Book 8250, page 375, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bowling Square Homeowners Association, a horizontal property regime established by Master Deed of record in Book 4724, page 753, amended in Book 4932, page 150, said Register's Office.

Being the same property conveyed to Mary Lea Gibson Bryant by Frederick L. Bryant, by deed of record at Instrument No. 20170526-0052983, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 615 Woodleigh Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of

any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of Frederick L. Bryant and Mary Lea Gibson Bryant, and their successors in trust, as Co-Trustees of the Frederick and Mary Lea Bryant Community Property Trust, a Tennessee Community Property Trust, and to create community property between Mary Lea Gibson Bryan and Frederick L. Bryant pursuant to T.C.A §35-17-101, et. seq.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 25th day of September, 2024.

Mary Lea Gibson Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Mary Lea Gibson Bryant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 25th day of September, 2024.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Frederick L. Bryant, Affiant

Subscribed and sworn to before me this 25th day of September, 2024.

Notary Public

My Commission Expires: 07.07.2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 25, 2024.

Carla L Lovell
Carla L. Lovell

9-25-2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25 day of September, 2024.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE