Karen Johnson Batch # 1189922 10/04/2024 11:49:05 AM Fees: $12.00 Taxes: $0.00 20241004-0077245 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Idongesit Isong Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 2024. JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Idongesit Isong Revocable Living Trust	**Same**	**Map 142-13-B** **Parcel 165.00 CO**
(NAME) **7868 Harpeth View**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Idongesit Isong, a widowed single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Idongesit Isong, Trustee of the Idongesit Isong Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Idongesit Isong Revocable Living Trust, Dated September 23, 2024**, as amended from time to time, and to their 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, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 165, as shown on the "Final Plat, First Revisions, Riverside, Phase Three", of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Enim E. Isong and Idongesit Isong, Husband and Wife, by Warranty Deed dated September 27, 2001, from NVR, INC., A Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20011119-0126215, Register's Office for Davidson County, Tennessee.

The said Enim E. Isong having died on May 1, 2011, leaving behind his wife, Idongesit Isong as owner as Tenants by the Entireties.

This Conveyance is made subject to:

All matters of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee.

Declaration of covenants, conditions and restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 8104, page 211; Book 8136, page 79, and in Book 11063, page 996, Register's Office for

Davidson County, Tennessee.

All matters contained in subdivision Boundary plat of record Book 6900, page 490, Register's Office for Davidson County, Tennessee.

Easements of Record in Book 6970, pages 275 and 281; Book 6970, page 278; Book 7103, page 48: Book 6972, page 45; Book 7574, page 645; Book 7489, page 638, and in Book 7803, page 642, Register's Office for Davidson County, Tennessee.

Agreement of Record for R-O-W of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Unimproved ( )
This is improved (X) property, known as: **7868 Harpeth View Drive, Nashville, Tennessee 37221**

Witness our hands, this the 23rd day of September, 2024.

Idongesit Isong
IDONGESIT ISONG

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 **IDONGESIT ISONG** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

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

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public