Address of New Owner	Map – Parcel Numbers	Send Tax Bills To:
The Donnelly Trust Nathan Donnelly, Trustee 7125 Harmon Drive Ventura, California 93003	34A, Group 7, Parcel 82.00	The Donnelly Trust Nathan Donnelly, Trustee 7125 Harmon Drive Ventura, California 93003
	This instrument prepared by: Freeman & Bracey, PLC 885 Conference Drive, Ste. 500 Goodlettsville, Tennessee 37072 (615) 859-1328	
	Property Address: 307 Harbor Village Drive Madison, Tennessee 37115	

Karen Johnson Davidson County
Batch# 1190764 DEEDQC
10/07/2024 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241007-0077708

QUITCLAIM DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

Nathan Donnelly and Lucy Baron-Donnelly, husband and wife

TO:

NATHAN DONNELLY AND LUCY BARON-DONNELLY, SETTLORS AND TRUSTEES OF THE DONNELLY TRUST dated July 16, 2012

THIS QUITCLAIM DEED OF REALTY, executed as of the 13 day of September, 2024, by Grantor, **NATHAN DONNELLY and LUCY BARON-DONNELLY, husband and wife**, to Grantee, **NATHAN M. DONNELLY AND LUCY E. BARON-DONNELLY, Settlors and Trustees of THE DONNELLY TRUST, DATED JULY 16, 2012,**

Witnesseth:

The Grantor does hereby quitclaim and convey unto Grantee, all of the Grantor's right, title and interest in and to certain real property situated in Davidson County, Tennessee, to wit:

Tax ID#: Map 34A, Group 7, Parcel 82.00

Land located in Davidson County, Tennessee, being Unit No. 64, on the Plan of the Town Homes Property Line Exhibit of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown by plat of record in Instrument No. 20030611-0080857, Revision 1 of record in Instrument No. 20030723-0102986, and Second Amendment of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. Said plat prepared by R. Scott Cherry, Cherry Land Surveying, Inc., R.L.S. 1512, 622 West Iris Dr., Nashville, TN 37204.

Being the same property conveyed to Nathan Donnelly and Lucy Baron-Donnelly, husband and wife, by Warranty Deed from Thomas Marvin Cartwright and Deborah Lynn Cartwright, Co-Executors of The Estate of Sarah Elise Cartwright, of record in Instrument No. 20210720-0097212, dated July 2, 2021, said Register's Office.

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

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F) as a deed executed by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor.

IN WITNESS WHEREOF, Grantor has executed this deed as of this the 13 day of September, 2024.

NATHAN M. DONNELLY,
Grantor

LUCY E. BARON-DONNELLY,
Grantor

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On September 13, 2024 (Date) before me, Steve Lev Notary Public (Here Insert Name and Title of the Officer)

personally appeared Nathan Donnelly and Lucy Baron-Donnelly (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STEVE LEV
Notary Public - California
Ventura County
Commission # 2476478
My Comm. Expires Jan 11, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 9/13/2024 [DATE].

AFFIANT SIGNATURE

9/13/2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 13th day of September, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

