Karen Johnson Davidson County
Batch# 1191388 DEEDQC
10/09/2024 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241009-0078518

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Teryal Ross Littleton, Trustee, Affiant

Subscribed and sworn to before me, this 7th day of October, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Teryal Ross Littleton and Sandra J. Littleton, Trustees 4120 Ridgefield Drive #300 Nashville, Tennessee 37205	SAME	116 03 0M 300.00 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, **Teryal Ross Littleton and wife, Sandra J. Littleton**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Teryal Ross Littleton and Sandra J. Littleton, Trustees of the Teryal & Sandra Littleton Living Trust, established by the Revocable Trust Agreement of Teryal Ross Littleton and Sandra J. Littleton dated October 7, 2024**, as amended and restated 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 Grantees, and the Grantees' 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 our hands this 7th day of October, 2024.

Teryal Ross Littleton

Sandra J. Littleton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teryal Ross Littleton and Sandra J. Littleton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of October, 2024.

My Commission Expires: _____

Notary Public

CHARLENE NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 11-02-2025

EXHIBIT A

Legal Description

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 300, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Teryal Ross Littleton and wife, Sandra J. Littleton by deed from Kenner Development Company, a Georgia Limited Liability Company, of record as Instrument No. 20091214-0113699, Register's Office for Davidson County, Tennessee.

Teryal Ross Littleton and Teryal R. Littleton are one and the same person.

This is improved property known as 4120 Ridgefield Drive #300, Nashville, Tennessee 37205.

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 10/7/24.

10/9/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

