Karen Johnson
Batch # 1197626
10/24/2024 11:19:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241024-0082715

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Julie A. Donley 511 Cozy Creek Lane Nashville, TN 37211	Same	161-13-B-511CO

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Julie A. Donley, unmarried ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and convey unto the Julie Ann Donley, Trustee of the Julie Ann Donley Revocable Living Trust dated October 21, 2024 ("Grantee"), and her successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County Tennessee, being Unit No. 511 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Julie Ann Donley by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership dated April 30, 2008, in instrument No. 20080502-0045326 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 511 Cozy Creek Lane, Nashville, TN 37211 (formerly 5721 Edmondson Pike #511, Nashville, TN 37211).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 21st day of October, 2024.

Julie A Donley

Julie A. Donley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Julie A. Donley, 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 official seal this 21 day of October, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Julie A Donley

Julie A. Donley

Sworn and subscribed to before me this 21 day of October, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-27-2027