Karen Johnson
Batch # 1201055
11/04/2024 10:51:30 AM
Fees: $17.00 Taxes: $0.00
D... County
DEEDQC
3 pgs
20241104-0085429

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Janice Sala Haraf
Affiant

Subscribed and sworn to before me, this 30th day of October 2024.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Janice Sala Haraf Living Trust 4000 West End Ave., #303 Nashville, TN 37205	Janice Sala Haraf Living Trust 4000 West End Ave., #303 Nashville, TN 37205	103120G30300CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Janice S. Haraf does hereby quitclaim, transfer and convey unto Janice Sala Haraf, as Trustee of the Janice Sala Haraf Living Trust dated October 30, 2024, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Janice S. Haraf and Frank J. Haraf, wife and husband, from James H. Spalding, unmarried, by Warranty Deed dated March 30, 2017, and recorded on April 4, 2017, as Document No. 20170404-0032651, Register's Office for Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of Frank J. Haraf, Janice S. Haraf became the sole owner in fee simple.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4000 West End Avenue, Unit 303, Nashville, Tennessee 37205

Witness my hand this 30th day of October 2024.

Janice Sala Haraf, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Janice Sala Haraf, Grantor, 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, at office, this day, October 30, 2024.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 303 and the parking spaces and storage area designated and assigned to Unit 303 of The Jacksonian 4000 Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Jacksonian 4000 Condominiums of record in Instrument Number 20020208-0017172 and amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916, and Instrument No. 20021127-0147048, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.