This Instrument Prepared by the Law Office of Joy Buck Gothard
190 South Lowe Avenue, Cookeville, TN 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

OWNER:	**PROPERTY LOCATION:**	**SEND TAX BILLS TO:**
The Ardyce Joan Bussard	***1822 Lincoya Bay Drive***	***1692 Ridgewood Drive***
2015 Revocable Trust	***Nashville, TN 37214***	***Sparta, TN 38583***

This instrument made and entered into on this the 26th day of November, 2024, by and between ***Ardyce Joan Bussard, an unmarried woman***, First Party; and ***Ardyce Joan Bussard, Trustee of The Ardyce Joan Bussard 2015 Revocable Trust dated May 19, 2015, and amended November 26, 2024***, Second Party:

WITNESSETH

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 of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1822 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record, in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declarations, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copies herein.

Karen Johnson Davidson County
Batch # 1212451 DEEDQC
12/04/2024 08 37 47 AM 3 pgs
Fees $17 00 Taxes $0 00
20241204-0094047

Being the same property conveyed to Darina Grigsby, an unmarried woman by Warranty Deed from Kevin Shannon and Ardean Shannon, husband and wife of record in Instrument No. 20171204-0123165 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on December 04, 2017.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000918-0092189, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Instrument No. 20021216-0154761, Instrument No. 20030529-0072377, Instrument No. 20030930-0144058, Instrument No. 20000331-0032369, Instrument No. 20061229-0161141, Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20060314-0028980, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying Common Areas in Instrument 20061229-0161140, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument No. 20000331-0032269 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130517-0050096, in the Register's Office for Davidson County, Tennessee.
- Subject to Restriction as set out in Deed of record in Instrument 20021204-0149456, Register's Office for Davidson County, Tennessee.
- Assignment of Assessments and Fees of record in Instrument Number 20240424-0029563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Darina Grigsby, an unmarried woman, to Ardyce Joan Bussard, an unmarried woman, of Deed Reference: 20240910-0069684, Register's Office of Davidson County, Tennessee.

Map & Parcel: 109 05 0D 115.00.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Ardyce Joan Bussard

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Ardyce Joan Bussard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 26th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 2/1/25

TAYLOR BETH GOTHARD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.