Karen Johnson Davidson County
Batch# 1212929 DEEDQC
12/05/2024 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094641

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 27th day of November, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Susan Eileen Ryan, Trustee 1716 B Hillmont Drive Nashville, TN 37215	SAME	117 15 0W 004.00

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, Susan Eileen Ryan, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Susan Eileen Ryan, Trustee of the Susan Eileen Ryan Living Trust**, established by the Revocable Trust Agreement of Susan Eileen Ryan dated November 27, 2024, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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

WITNESS my hand this 27th day of November, 2024.

Susan Eileen Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Eileen Ryan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 27th day of November, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Unit No. D of the Horizontal Property Regime for the Plan of Hillmont Estates, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Hillmont Estates, of record in Instrument No. 20140522-0044363, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Susan E. Ryan, a single person, by deed from Talbert Construction Advisors, LLC, of record in Instrument No. 20141104-0101846 in the Register's Office for Davidson County, Tennessee.

Susan Eileen Ryan and Susan E. Ryan are one and the same person.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20140522-0044363, Register's Office for Davidson County, Tennessee. All matters as set forth on the plat of record in Plat Book 1424, page 37, and Plat in Instrument No. 20130422-0039657, Register's Office for said County.

This is improved property known as 1716 B Hillmont Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 11/27/24.

12/5/24
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of December, 2024.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

