Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Teresa Garrett Hippel, Trustee 3818 West End Avenue Unit 311 Nashville, TN 37205	**104 09 0K 311.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Teresa G. Hippel** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Teresa Garrett Hippel, Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3818 West End Avenue Unit 311, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Karen Johnson
Batch # 1215449
12/12/2024 09 14 35 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241212-0096474

Subscribed and sworn to before me this 29th day of July, 2024.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 20, 2027

PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29th day of July, 2024.

TERESA G. HIPPEL

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 **Teresa G. Hippel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 29th day of July, 2024

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being a certain condominium apartment, being Unit No. 311, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to Richard L. Hippel and Teresa G. Hippel, husband and wife from Faye Marie Frey, unmarried, by warranty deed filed for record on October 21, 2020, Instrument Number 20201021-0122369, as of record in the Register's Office for Davidson County, Tennessee Richard L. Hippel having since died on March 12, 2024 leaving Teresa G Hippel as the sole owner of the property