Address New Owner	Map-Parcel Numbers	Send Tax Bills To.
Annie Rae Martin Hansberry, Trustee of the Annie Rae Martin Hansberry Revocable Trust dated December 12, 2024 **4400 Belmont Park Terrace** **Unit 248** **Nashville, TN 37215**	**131 07 0B 248.00**	**Same as Owner**

Karen Johnson Davidson County
Batch # 1218267 DEEDQC
12/19/2024 09 30 03 AM 3 pgs
Fees $17 00 Taxes $0 00
20241219-0098591

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, **A. Rae Hansberry (also known as Annie Rae Martin Hansberry)** (the "Grantor"), by these presents hereby transfer, assign, and quitclaim to **Annie Rae Martin Hansberry, Trustee of the Annie Rae Martin Hansberry Revocable Trust under agreement dated December 12, 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")

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 12th day of December, 2024

Notary Public
My Commission Expires 06/20/2027

This is improved property known as 4400 Belmont Park Terrance, Unit 248, Nashville, TN 37215.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian S Shelton 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 Grantors have executed this Quitclaim Deed effective this 12th day of December, 2024.

A. Rae Hansberry

A. Rae Hansberry

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 **A. RAE HANSBERRY (also known as Annie Rae Martin Hansberry),** 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 seal on this the 12th day of December, 2024.

Notary Public

My Commission Expires

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Building Site No. 248 on the Plan of Arden Place, Section X, as of record in Book 5210, Page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to A Rae Hansberry (also known as Annie Rae Martin Hansberry) by deed of record in Book number 10118, Page 568, Register's Office for Davidson County, Tennessee

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions, and Restrictions filed by Sheridan Construction Company, as recorded in Book 4754, Page 455, Register's Office for Davidson County, Tennessee. This property is made subject to said Declaration of Covenants, Conditions, and Restrictions by the First Supplemental Declaration of Covenants, Conditions, and Restrictions filed by Sheridan Construction Company in Book 4819, Page 564; Second Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 4916, Page 277, Third Supplementary Declaration of Covenants, Conditions, and Restrictions of record in Book 5015, Page 942; Fourth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5091, Page 66; Fifth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5129, Page 120, Sixth Supplemental Declaration of Covenants, Conditions, and Restrictions, of record in Book 5163, Page 884; and Seventh Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5231, Page 375; Eighth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5351, Page 592; and Ninth Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Book 5514, Page 636, all in the Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all existing easements of record, including, but not limited to, the easement for roadways and utilities, all as shown on a plat of record in Book 5219, Page 218, Register's Office for Davidson County, Tennessee