----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Brenda W. Ellis, Trustee
205 Pebble Brk
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 1218677 DEEDQC
12/20/2024 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241220-0099142

Real Estate Tax ID Number: **142080A05400CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 11th day of December, 20 24 by and between **Brenda W. Ellis**, whose post office address is **205 Pebble Brk Nashville Tennessee 37221,** as party or parties of the first part, "Grantor", and **Brenda W. Ellis, Trustee of the Brenda W. Ellis Living Trust dated January 13, 2021,** whose post office address is **205 Pebble Brk Nashville Tennessee 37221**, as party or parties of the second part, "Grantee".

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 205 Pebble Brk, Nashville, Tennessee 37221

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, together or in counterpart, the day, month and year first above written.

Brenda W. Ellis (SEAL)
Brenda W. Ellis

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Brenda W. Ellis**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Laura Scherr
Commission Expiration Date: 6/30/2026

LAURA SCHERR
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

70055461

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

Brenda W. Ellis (SEAL)
Affiant

Subscribed and sworn to before me on this the 11th **day of** December , 20 24 .
by Brenda W. Ellis

Notary Public
NAME: Laura Scherr

My Commission Expires: 6/30/2026

LAURA SCHERR
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires 06-30-2026

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 54 ON THE PLAN PHASE II, CORONADA TOWNHOME CONDOMINIUMS, OF RECORD IN BOOK 4955, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

Commonly known as: 205 Pebble Brk, Nashville, TN 37221-2230

Being the same property conveyed to Brenda W. Ellis, Trustee of the Brenda W. Ellis Living Trust dated January 13, 2021, by deed dated January 13, 2021 of record in Deed Instrument/Case No. 20210202-0014974, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 142080A05400CO
Commonly Known As: 205 Pebble Brk, Nashville, Tennessee 37221

Tennessee Certification of Electronic Document

I, Sam Rider, 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 December 11, 2024 (date of document).

Affiant Signature

December 11, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 29, 2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 142080A05400CO

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 54 ON THE PLAN PHASE II, CORONADA TOWNHOME CONDOMINIUMS, OF RECORD IN BOOK 4955, PAGE 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

Being the same property conveyed to _____, by _____, by deed dated_____, recorded_**202412200099140** book_____, page_____, in the County Clerk's Office

Commonly known as: 205 Pebble Brk, Nashville, TN 37221-2230

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.