Karen Johnson Davidson County
Batch # 1222457 DEEDQC
01/02/2025 10 54 26 AM 3 pgs
Fees $17 00 Taxes $0 00
20250102-0000182

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
EVELYN MILTHRIE WILLIAMS LIVING TRUST
Dated November 22nd, 2024.
EVELYN MILTHRIE WILLIAMS, Trustee
1900 Tinnin Road Apt A1
Goodlettsville, Tennessee, 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
007 14 0B 004.00

TRUSTEES'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT.

I, EVELYN MILTHRIE WILLIAMS, a single individual, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to the EVELYN MILTHRIE WILLIAMS LIVING TRUST, dated November 22nd, 2024, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

Unit No.4 of Building A on the Plan of Magnolia Station-Phase One, a Condominium, created under the provisions of T.C A. Section 64-27-101, et. seq., as amended, and as established by a Master Deed recorded as Instrument No. 20030827-0124444, Register's Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, and as further amended in Instrument No. 20050708-0079103, said Register's Office, to which Plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein

BEING a part of the same property conveyed to Magnolia Properties, LLC by deed from Richard W. Uselton and wife, Janelle M Uselton, of record in Instrument No. 20030626-0087669, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Evelyn M Williams (aka EVELYN MILTHRIE WILLIAMS) by Warranty Deed from Magnolia Properties, LLC on November 28th, 2005, of record in Instrument No 20051205-0146076, Register's Office for Davidson County, Tennessee.

The property remains subject to:

1. Subject to the Master Deed, By-Laws, Charter of Magnolia Station Homeowner's Association and Form Deed filed for record in Instrument No. 20030827-0124444, Register's Office for Davidson County, Tennessee Amendment to Master Deed of record in Instrument No. 20041001-0118510, including any and all matters as shown on the Plan of Magnolia Station Phase One, recorded as Exhibit B to the said Amendments, and Second Amendment to Master Deed of record in Instrument No. 20050627-0073312, said Register's Office.
2. Subject to Restrictive Covenants of record in Instrument No. 20031218-0180407, said Register's Office.
3. Subject to any and all matters as they may appear on the plan of record in Instrument No 20030703-0092301 and the Re-plat of Magnolia Station of record in Instrument No 20040209-0015342 and the Revised Condominium Plan of Magnolia Station of record in Instrument No. 20050709-0079103, said Register's Office.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises

The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee.

The property is commonly known as 1900 Tinnin Road Apt **A4,** Goodlettsville, Tennessee, 37072.

I, the above listed grantor conveys my interest in the real property to the EVELYN MILTHRIE WILLIAMS LIVING TRUST, dated November 22nd, 2024

Evelyn M Williams
EVELYN MILTHRIE WILLIAMS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9th day of December 2024.

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the EVELYN MILTHRIE WILLIAMS LIVING TRUST, dated November 22nd, 2024

Evelyn M. Williams
EVELYN MILTHRIE WILLIAMS

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 9th day of December 2024

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
JAN 2 9 2025

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.