Prepared by, and after recording return to:
Gordon Law Group, PLC
105 Westpark Drive., Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ss

The actual consideration for this transfer is $1.00

Affiant

Subscribed and sworn before me on the 31st day of December, 2024.

Notary Public

My Commission Expires:

ROSIN J. GORDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 9-8-2025

Karen Johnson Davidson County
Batch# 1222945 DEEDQC
01/03/2025 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250103-0000462

ADDRESS OF NEW OWNER:
ASHLEY SIMPSON, Trustee of the ATS Living Trust, dated December 31, 2024
603 Westboro Drive,
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP PARCEL NO.
091-02-1-L-001.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ASHLEY SIMPSON,** an unmarried woman, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **ASHLEY SIMPSON, Trustees and her successors in trust of the ATS Living Trust, dated December 31, 2024**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of 6207 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6207 California Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150911-092489, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6207 California Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092489, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed to ASHLEY SIMPSON, dated June 10, 2016, and recorded in Instrument Number 20160613-0059573, Register of Deeds Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is an improved property located at 6207-A California Avenue, Nashville, Tennessee 37209.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 31st day of December, 2024.

ASHLEY SIMPSON, Grantor

State of Tennessee)
County of Williamson)

On this 31st day of December, 2024, before me personally appeared ASHLEY SIMPSON, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of December, 2024.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

Seal

My commission expires: _____

Certificate of Authenticity

I, Robin Gordon, 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 exact copy of the original document executed and authenticated according to law on December 31, 2024.

Affiant Signature

12/31/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st Day of December, 2024.

Notary Signature

My Commission Expires: 7/3/2028
Notary Seal (if on paper)

