Karen Johnson Davidson County
Batch # 1225575 DEEDQC
01/13/2025 09:07:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250113-0002260

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Amanda Donnelly, Trustee The Amanda Donnelly Revocable Trust 712 Meadowcroft Lane Nolensville, Tennessee 37135	Amanda Donnelley, Trustee The Amanda Donnelly Revocable Trust 712 Meadowcroft Lane Nolensville, Tennessee 37135	186-04-0A-197.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Amanda Donnelly** by these presents does hereby quitclaim and convey unto **The Amanda Donnelly Revocable Trust, U/A Dtd. December 30th, 2024,** all of her right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 712 Meadowcroft Lane, Nolensville, Tennessee 37135.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 30th day of December, 2024.

Amanda Donnelly

Amanda Donnelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Epiphany Aiken, a Notary Public in and for said State and County, **Amanda Donnelly**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Amanda Donnelly

Amanda Donnelly

Subscribed and sworn to before me, this 30th day of December, 2024.

Notary Public

My Commission Expires: 07-03-2028

EPIPHANY AIKEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

11106200.005.ea QCD- 712 Meadowcroft Ln- Davidson Co.

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Final Plat of Burkitt Place, Phase 2E, "Cluster Lot Subdivision" PUD of record in Plat at Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed by Alex Scott Felgenhauer and wife, Amber Marie Felgenhauer by Warranty Deed to Amanda Donnelly of record in Instrument No. 20210601-0073330, Register's Office of Davidson County, Tennessee, dated May 26, 2021 and recorded June 1, 2021.