Karen Johnson Batch # 1226877 01/16/2025 12 19 48 PM Fees $12 00 Taxes $0 00 20250116-0003689 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 2025 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Rodney Black Revocable Living Trust	**Same**	**142-06-A-182.00 CO**
(NAME) **810 Bellevue Road, Apt. 182**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **RODNEY E. BLACK, a single man,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **RODNEY BLACK, TRUSTEE OF THE RODNEY BLACK REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF RODNEY BLACK, Dated January 14, 2025,** as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Building 22, Unit 182, and garage space 182G, Peppertree, Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80; Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354 and Book 7610, page 973, Register's Office for said County, as provided by Tennessee Code Annotated Section 64-2701 et seq , and as shown on the Plat of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to John Alexander Prince by Warranty Deed from Randall P. Kozak and wife Currin M. Kozak, and Jan K Duckworth and Jeffrey S Duckworth, wife and husband, dated August 17, 2012, of record in Instrument No. 20120821-0074863, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Rodney E Black, single man by Warranty Deed from John Alexander Prince, unmarried, dated September 5, 2014, recorded September 10, 2014, of record in Instrument No 20140910-0082875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following. Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees, All matters

appearing on the Plat of record in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27- 101et seq of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Peppertree, Creekside Meadows Condominiums, of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee, Articles of Incorporation/ Charter of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee, and Easement for sanitary sewers and or storm drainage of record in Instrument No 20040603-0065549, Register's Office for Davidson County, Tennessee

The said Rodney E Black and Rodney Black are one in the same for purposes of this transaction

The previous conveyance of record has been included in legal description for reference

Unimproved ( )
This is improved (X) property, known as. **810 Bellevue Road, Apt. 182, Nashville, TN 37221**

Witness our hands, this the 14th day of January, 2025

Rodney E. Black
RODNEY E. BLACK

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 **RODNEY E. BLACK** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity

Witness my hand and official seal, this 15th day of January, **2025.**

My Commission Expires: 3/3/2026

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public