Karen Johnson Batch # 1226877 01/16/2025 12 19 48 PM Fees $12 00 Taxes $0 00 20250116-0003690 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 8th 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 Martha Ellen Fellman Revocable Living Trust	**Same**	**126-16-157 CO**
(NAME) **7122 Riverfront Drive**	(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, **Martha Ellen Fellman, a single person,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Martha Ellen Fellman, Trustee of the Martha Ellen Fellman Revocable Living Trust,** established by **The Revocable Living Trust Agreement of the Martha Ellen Fellman Revocable Living Trust, Dated January 8, 2025**, as amended from time to time, and to their 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:

Being Lot No 434 on the Final Plat of Riverwalk, Phase 3B, as shown by plat appearing of record in Instrument Number 20060106-0002328, to which reference is hereby made for a more complete description

Being the same property conveyed to Ryan White and wife, Marcia White, by deed of record in Instrument Number 20060731-0092021 Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Martha Ellen Fellman, an unmarried woman from Ryan White and wife, Marcia White, by Warranty Deed, dated June 17, 2013, of record in Instrument Number 20130620-0063263, Register's Office for Davidson County, Tennessee

Subject to All matters as shown on Plan of Riverwalk of record in Instrument Number 20060106-0002328, Register's Office for Davidson County, Tennessee Plan of Newsom Land of record at Plat Book I, page 25, and in Plat Book I, page 121, Chancery Court of Davidson County, Tennessee Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, page 375 and in Book 787, page 7, Register's Office for said County Easement and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, Register's Office for said County, and Book 4226, page 715, Register's Office for said County Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission

Line Easement of record in Book 4257, page 647, Register's Office for said County Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, page 315,318 and 324, Register's Office for said County Restrictive Covenants of record in Instrument No 20011105-0121083, as amended of record in Instrument No 20020424- 0050565, Instrument No 20040430-0049313 and Instrument No. 20040506-0051985, Register's Office for said County Declaration of Road & Utilities access easement of record in Instrument No 20010706-0072536, Register's Office for said County Stormwater Detention Agreement of record in Instrument No 20010919-010279 and Instrument No. 20021119- 0143687, Register's Office for said County Landscape Agreement of record in Instrument No 20010919-0101280, Register's Office for said County Charter Right of Way for CSX Transportation Railroad Agreement for Dedication of Public Utilities Easement of record in Instrument No 20021125-0145984, Register's Office for Davidson County, Tennessee By-Laws of record in Instrument No 20011105-0121083, Register's Office for Davidson County, Tennessee Agreement for Public Utilities Easement of record in Instrument No 20040812-0097619, Register's Office for Davidson County, Tennessee Deed to Riverwalk Nashville HOA of record in Instrument No 20071220-0145869, Register's Office for Davidson County, Tennessee Charter of Riverwalk Nashville HOA of record in instrument No 20020425-0051371, Register's Office for Davidson County, Tennessee

This Conveyance is made subject to:

Any and all additional existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

Unimproved ( )
This is improved (X) property, known as: **7122 Riverfront Drive, Nashville, Tennessee 37221**

Witness our hands, this the 8th day of January, 2025

Martha Ellen Fellman

MARTHA ELLEN FELLMAN

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 **MARTHA ELLEN FELLMAN** 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 she executed the within instrument for the purposes therein contained, by signing her name in such capacity

Witness my hand and official seal, this 8th 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