Karen Johnson
Batch # 1232572
01/31/2025 10 22 47 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250131-0007451

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way
Brentwood, Tennessee 37027

Actual Consideration is: $0 00

AFFIANT

NOTARY PUBLIC
My Commission Expires 1-6-27

CATHEY BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT

NOTARY PUBLIC
My Commission Expires 1-6-27

CATHEY BRADFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Send Tax Bills To:
Ryan and Philippa Donnelly, Trustees
9470 Smithson Lane
Brentwood, TN 37027

New Owner is:
Ryan and Philippa Donnelly, Trustees
9470 Smithson Lane
Brentwood, TN 37027

MAP AND PARCEL NO.:
118-01-0U-001 00-C

QUITCLAIM DEED

In consideration of $10 00, and other good and valuable consideration, **Ryan Donnelly and Philippa Donnelly, a husband and wife,** Grantors, hereby quitclaim and convey their interest to the hereinafter described property to **Ryan and Philippa Donnelly, Trustees of the RYAN AND PHILIPPA DONNELLY LIVING TRUST DATED, May 24, 2024** as, hereinafter called ("GRANTEES") the following described tract or parcel of land, lying and being in said interest to be divided between the Grantees as follows:

Land in Davidson County, Tennessee, being Unit No. "A", of Knox Avenue Townhomes, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20130228-0019886, Said Unit "B" depicted on Exhibit "C" of said Declaration of Covenants, Conditions and Restrictions for Knox Avenue Townhomes of record in Instrument No. 20130228-0019886, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed **Ryan Donnelly and Philippa Donnelly** by Warranty Deed, from Kelly Simmons and Drew Simmons of record in instrument 20190531-0051668 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and other matters of record in the Register's Office for Davidson County, Tennessee

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property The preparer of this deed has not in any way participated in the financial closing of this transaction Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

This property has an address of 825 Knox Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the

20 day of December 2024

Ryan Donnelly, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ryan Donnelly, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 20th day of December 2024

Notary Public

My Commission Expires: 7-6-27

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Philippa Donnelly, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared nd Philippa Donnelly, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 20th day of December 2024.

Cathey Bradford
Notary Public

My Commission Expires. 7-6-27

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY