Karen Johnson Davidson County
Batch # 1232969 DEEDQC
02/03/2025 12 28 15 PM 4 pgs
Fees $22 00 Taxes $0 00
20250203-0007978

This Instrument Prepared by
and Return to:
W. Price Morrison, Jr.
Martin, Tate, Morrow & Marston, P.C.
6410 Poplar Ave., #900
Memphis, TN 38119
(901) 522-9000

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that KIM ELDRIDGE, a married woman, also known as KIM G ELDRIDGE, Grantor, for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto KIM G. ELDRIDGE, TRUSTEE OF THE KIM G. ELDRIDGE REVOCABLE TRUST, established under Trust Agreement dated April 7, 2022, between Kim G. Eldridge as Trustor and as Trustee, Grantee, any and all of her interest in and to the following described real property located in Davidson County, State of Tennessee, to wit:

SEE EXHIBIT A ATTACHED AND MADE A PART HEREOF

BEING the same property and description conveyed to Grantor by Warranty Deed from Elyse Badewitz recorded June 18, 2018 in the Office of the Register of Deeds for Davidson County, Tennessee at Instrument Number 20180618-0058172.

Map Parcel No: 82-14-A-62.00 CO

This conveyance is made subject to all zoning ordinances, easements and restrictions of record insofar as the same may lawfully affect the above-described property, together with the current taxes not yet due and payable which are assumed by the Grantee herein.

This conveyance is made to the Trustee with full power in the Trustee to sell, mortgage, lease, convey or otherwise dispose of said property, any purchaser, lessee or encumbrancer being hereby expressly relieved of the necessity of looking to the applications of the proceeds of any such sale, lease, mortgage or other dispositions, all as set forth in said Trust Agreement.

THIS DEED WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT TITLE SEARCH, ABSTRACT, OR EXAMINATION OF TITLE OF ANY KIND.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument this 29th day of ~~December~~, ~~2024~~. January, 2025

Kim G Eldridge
KIM G. ELDRIDGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Toni R. Smart, a Notary Public in and for said state and county, duly commissioned and qualified, KIM G. ELDRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 29th day of ~~December~~ January, 2025.

Toni R Smart
NOTARY PUBLIC

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
01/05/2026

RECORDING DATA ON FOLLOWING PAGE

* *

RECORDING DATA ONLY

Property Address:

832 1st Avenue North
Nashville, TN 37201

Tax Parcel Identification No.:

Map Parcel No: 82-14-A-62.00 CO

Name and Address of Property Owner:

Kim G Eldridge Revocable Trust
c/o Kim G. Eldridge, Trustee
832 1st Avenue North
Nashville, TN 37201

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer is $0.00. This transfer is exempt from the recordation tax pursuant to:
T C A § 67-4-409(a)(1)(C)(vi)

Kim G. Eldridge
KIM G. ELDRIDGE, AFFIANT

Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes:

Kim G. Eldridge, Trustee
832 1st Avenue North
Nashville, TN 37201

Subscribed and sworn to before me this
29 day of ~~December, 2024~~. Jan - 2025 TKS

Toni Smart
NOTARY PUBLIC

TONI SMART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
01/05/2026

EXHIBIT A

The Land is described as follows

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No 832 as specified on the plat shown in the Master Deed, on the plan of Riverfront Condominiums, A Horiiizontal Property Regime, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by Master Deed for Riverfront Condominiums, of record under Instrument No 20051221-0153160, as amended in Instrument No 20051228-0155671, and second amendment in Instrument No 20060518-0058640, Register's Office for Davidson County, Tennessee including without limitation the by-laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed Reference is hereby made to the Plan of Riverfront Condominiums for Placement of Units, as shown on Exhibit "E" to the Master Deed of Record under Instrument No 20051221-0153160, as amended in Instrument No 20051228-0155671, and second amendment in Instrument No 20060518-0058640, said Register's Office, for a more complete identification and description of such unit

Map Parcel No. 82-14-A-62 00 CO