ADDRESS NEW OWNER AS:
James R. & Cynthia W. Webb, Trustees
4660 Henry Gower Rd.
Pleasant View, TN 37146

THIS INSTRUMENT PREPARED
BY: Jarod C. Richert
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

NO TITLE EXAM, NO CLOSING
Prepared Solely from Information Supplied by the Parties

Karen Johnson Davidson County
Batch# 1235760 DEEDQC
02/10/2025 10:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250210-0009859

Map & Parcel: 052 16 0A 063.00
1301 Neelys Bend Rd., Unit 63, Madison, TN

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **James R. Webb** and wife, **Cynthia W. Webb**, referred to herein as Parties of the First Part, and **James R. Webb and Cynthia W. Webb Revocable Living Trust dated February 5th, 2025, and any amendments thereto**, Parties of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Apartment Unit No. F-51 and Unit No. G-63, of Neely's Bend Condominium created under Title 64, Sections 2701, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to James R. Webb and wife, Cynthia W. Webb, by deed from Charlyne B. Freeman and husband, Gary T. Freeman, of record in Book 11273, Page 803, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record Book 8277, Page 314: Book 5476, page 765 and Book 5483, page 141, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 5483, Page 86 and Book 5483, Page 124, said Register's Office.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year first above written.

JAMES R. WEBB

CYNTHIA W. WEBB

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires:_____

RHONDA DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia W. Webb,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 5th day of February, 2025.

My Commission Expires: RHONDA DAVENPORT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Jarod C. Richert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-5-2025.

Date

Affiant Signature

2-5-2025

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

RHONDA DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028