QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 2025. Notary Public Date of Expiration:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Teresa Garrett Hippel Family Trust	**NEW OWNER**	**104 09 0K 311.00**
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 1237648 DEEDQC 02/14/2025 09:17:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20250214-0011223
3818 West End Avenue Unit 311		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Richard Kurt Hippel, Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024**, ("Grantor") do hereby quitclaim unto **Richard Kurt Hippel, Trustee of the Teresa Garrett Hippel Family Trust dated July 29, 2024** ("Grantee").

Its, successors and assigns, any and all interest that I have in that certain unit located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit No. 311, THE MONTCLAIR, as described in the Master Deed Establishing Horizontal Property Regime of THE MONTCLAIR, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by Instrument of record in Book 7902, Page 113, Instrument No. 20021231-0162451, Instrument No. 20030113-0005471, Instrument No. 20231221-0098615 and Instrument No. 20231221-0098616, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

BEING the same property conveyed to Teresa Garrett Hippel, Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024, by Quitclaim Deed from Teresa G. Hippel, of record in Instrument No. 20241212-0096474, in the Register's Office of Davidson County, Tennessee, dated July 29, 2024, and recorded on December 12, 2024; the said Teresa Garrett Hippel having since died on November 20, 2024, leaving Richard Kurt Hippel the sole remaining Trustee of the said Trust.

BEING improved real property commonly known as **3818 West End Avenue, Unit 311, Nashville, TN 37205.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness my hand this the 13th day of February, 2025.

The Teresa Garrett Hippel Revocable Trust dated July 29, 2024

Richard Kurt Hippel, Trustee

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard Kurt Hippel, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Teresa Garrett Hippel Revocable Trust dated July 29, 2024 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of February, 2025.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of February, 2025.

Affiant Signature
Date 2/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

