aren Johnson Davidson County
Batch # 1238097 DEEDQC
02/18/2025 01:17:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250218-0011812

This instrument prepared by:
Sheryl Guinn, Esq.
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Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Dorothy J. Colquitt, Trustee	Same	142 01 0A 073.00
8207 Sawyer Brown Rd. #L-1		
Nashville, TN 37221		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $0.00
Subscribed and sworn to before me this the 4th day of February 2025

Notary Public

Affiant- Dorothy J. Colquitt, Trustee

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 7-7-2025

FOR AND IN CONSIDERATION of the sum of $0.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Dorothy J. Colquitt also known as Dorothy Colquitt the grantor herein, does hereby Quitclaim and convey unto the Trustee Dorothy J. Colquitt of The Revocable Living Trust for Dorothy J. Colquitt executed on December 6, 2024, the Grantee herein, their successors, heirs and assigns, all of her right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

A condominium Apartment in Davidson County, Tennessee, being Unit L-1, together with the carport L-1-C of Section 1, River Plantation Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat book 4460, page 59, Register's Office for said County, to which source, reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Sneed and spouse Nancy Sneed, by Warranty Deed from Mai B. Klein, Trustee, of record in instrument No. 20140609-0049941, in Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 09, 2014.

Being the same property conveyed to Dorothy Colquitt, an unmarried woman, by Warranty Deed from William Sneed and Spouse, Nancy Sneed, of record in instrument No. 20231107-0087132 in Register's Office of Davidson County, Tennessee, dated October 23, 2023 and recorded November 7, 2023.

This conveyance is made subject to any and all restrictions, covenants, easements, conditions, dedications, reservations, and requirements set forth in instrument No. 20231107-0087132 in

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Register's Office of Davidson County, Tennessee, dated October 23, 2023 and recorded November 7, 2023.

This is improved property known as 8207 Sawyer Brown Road, L-1, Nashville, TN 37221.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Dorothy J. Colquitt also known as Dorothy Colquitt, hereunder set its hand and seal this 4th day of February, 2025.

Dorothy J. Colquitt-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Dorothy J. Colquitt** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2025.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY