Karen Johnson
Batch # 1247800
03/19/2025 09 19 34 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250319-0019400

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNI
COUNTY OF WIL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF March, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS
Jessica Ann Sowell
Revocable Trust
114 Old Liberty Pike
Franklin, TN 37064

SEND TAX BILLS TO
same

MAP – PARCEL NUMBERS
105-14-0-C-813.00-CO

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jessica Ann Sowell, an unmarried woman, do hereby remise, release and quitclaim unto Jessica Ann Sowell, Trustee, and his successors in trust, of the Jessica Ann Sowell Revocable Trust, its successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 813 of The Park at Melrose Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Park at Melrose Condominiums of record in Instrument Number 20070917-0110745, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jessica Ann Sowell, an unmarried woman, by Warranty Deed from Audrey Taylor, a single person, dated September 8, 2017, and recorded in Instrument No. 20170913-0093503, Register's Office for Davidson County, Tennessee.

This is improved property known as 2310 Elliott Avenue, Unit 813, Nashville, TN 37204.

WITNESS my hand this 14 day of March, 20 25.

Jessica Ann Sowell

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named Jessica Ann Sowell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Williamson County, Tennessee, this 14 day of March, 2025.

Notary Public

My Commission Expires: 5-6-2026

THOMAS J. ELMLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.