Karen Johnson Davidson County
Batch# 1248261 DEEDQC
03/19/2025 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0020026

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 11th day of March, 2025. Notary Public My Commission Expires: 5/21/25 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of March, 2025, among:

BETTY L. FELTS AND HER SUCCESSORS IN TRUST, AS TRUSTEE OF BETTY L. FELTS REVOCABLE TRUST DATED FEBRUARY 22, 2022,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SHAUNA L. PEWITT, TRUSTEE OF THE BETTY FELTS IRREVOCABLE TRUST, DATED MARCH 11, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 45, also known as Unit No. 227, together with the appurtenant interest in the common elements of Cottage Place Condominiums, a horizontal property regime established by Master Deed, of record in Book 6520, page 745, amended in Book 6569, page 212, Book 6636, page 722, and Book 6902, page 829, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Betty L. Felts and Her Successors in Trust, as Trustee of Betty L. Felts Revocable Trust dated February 22, 2022, by Quitclaim Deed Deed from Betty Felts, dated February 22, 2022, and recorded February 28, 2022, at Instrument No. 20220228-0021946, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 227 Cottage Place, Nashville, TN 37214.

THIS DEED has been prepared solely upon information furnished by **Betty L. Felts, Trustee.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Betty L Felts Trustee

BETTY L. FELTS, TRUSTEE

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Betty L. Felts, Trustee**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2025.

Trent Linville, Notary Public
My Commission Expires: 5/21/25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

Shauna L. Pewitt, Trustee
Betty Felts Irrevocable Trust, dated March 11, 2025
227 Cottage Place
Nashville, TN 37214

Responsible Party For Taxes:

Shauna L. Pewitt, Trustee
Betty Felts Irrevocable Trust, dated March 11, 2025
227 Cottage Place
Nashville, TN 37214

Tax Map and Parcel: 95-2 227CO

Certificate of Authenticity

I, Trent Linville, 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 3/11/2025.

Date

T Linville

Affiant Signature

3/11/2025

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 11th day of March, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

