**Prepared by:**
**J. David Dillon, Esq.**
**DILLON ESTATE COUNSEL, PLC**
**P.O. Box 158129**
**Nashville, Tennessee 37215**
**(615) 970-7068**

The actual consideration or value for this transfer, whichever is greater is $0.

Grantor

Sworn to and subscribed by me, this 12 day of March, 2025

Notary Public

My commission expires: 3/9/2027

J David Dillon STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

Karen Johnson Davidson County
Batch # 1248757 DEEDQC
03/20/2025 03 30 30 PM 4 pgs
Fees $22 00 Taxes $0 00
20250320-0020858

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Frank and Judy Gluck | SAME | 116080C05600CO |
| 56 Revere Park | | |
| Nashville, Tennessee 37205 | | |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, I, JUDITH GLUCK (hereinafter "Grantor"), by these presents and for the purpose of creating an estate of tenancy by the entireties for ourselves as husband and wife in all of the property herein described, do hereby quitclaim and convey unto FRANCIS W. GLUCK and JUDITH GLUCK HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY (hereinafter "Grantees"), their successors and assigns, all of my right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor as sole tenant. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 12th day of March, 2025.

JUDITH GLUCK, GRANTOR

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me J. David Dillon, a Notary Public of this County, JUDITH GLUCK, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 12 day of March, 2025.




Notary Public
My Commission Expires: 3/7/2027

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(i).***

# EXHIBIT A

Land in Davidson County, Tennessee, being Lot 56, REVISION NO. 2, SUGARTREE, PHASE #2 as shown on plat of record in Plat Book 4860, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Ann W. Hart Revocable Trust U/T/D 7/23/92 to Thompson B. Patterson, Sr., an unmarried man as recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058455 and Warranty Deed from Allen Zang and wife, Nancy Zang to Ann W. Hart Revocable Trust U/T/D 7/23/92 Ann W. Hart and F. Donald Hart, Co-Trustees as recorded on the 1st day of July, 1994 in Deed Book 9394, Page 561, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 80, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5169, Page 426, Book 4191, Page 412, Book 522, Page 468 and Book 5238, Page 93. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, Book 4874, Page 463, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and Book 11758, Page 466.

Terms and provisions of the Articles of Incorporation, recorded in Book 5683, Page 671.

Easement for Sewer/Storm Drainage, recorded in Book 7061, Page 100.

Easement for Encroachment, recorded in Book 5500, Page 69.

Conveyance to Homeowners Association for common areas, open space, roadways, service drives, park area, access and public utility easements recorded in Book 5683, Page 675.

Being further the same property conveyed to Judith Gluck by deed from Thompson B. Patterson, Sr., a single man, dated April 30, 2015, of record at 20150501-0039130, Register's Office for Davidson County, Tennessee.

This is improved property located at 56 Revere Park Nashville, TN 37205-4723.