Karen Johnson
Batch # 1248770
03/20/2025 03 54 44 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250320-0020881

Return to
Cassie C Rieder
Spears Moore Rebman & Williams
P O Box 1749
Chattanooga, TN 37401-1749

THIS INSTRUMENT PREPARED BY
Spears Moore Rebman & Williams, P C , P O Box 1749, Chattanooga, TN 37401-1749

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Lucille Phyllis Christenson, Trustee of The Lucille Phyllis Christenson Revocable Trust, dated February 5, 2024	Same	No. 128 12 0A 015 00
(NAME)	(NAME)	
320 Old Hickory Boulevard, Unit 303		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

WHEREAS, by Warranty Deed dated July 28, 2005, and recorded as Instrument No. 20050901-0104808 in the Register's Office of Davidson County, Tennessee, David A. Christenson and Lucille P. Christenson, Trustees of the Christenson Joint Revocable Living Trust, dated May 16, 2001, acquired the hereinafter described property;

WHEREAS, David A. Christenson passed away on October 13, 2020;

WHEREAS, as a result of David A Christenson's death, Lucille P Christenson became the sole trustee of the Christenson Joint Revocable Living Trust, dated May 16, 2001;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other non-monetary consideration which is hereby acknowledged, I, **LUCILLE P. CHRISTENSON, Trustee of the Christenson Joint Revocable Trust, dated May 16, 2001** (hereinafter "***Grantor***"), do hereby transfer, convey and forever quitclaim unto **LUCILLE P. CHRISTENSON, Trustee of the Lucille Phyllis Christenson Revocable Trust, dated February 5, 2024** (hereinafter "***Grantee***") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits), all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee·

Land in Davidson County, Tennessee, being Unit No. 15, Building No. 3 on the Plan of Section 3, Phase 1A, a Horizontal Property Regime, created under TCA 66-27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by

instruments of record in Instrument No. 20020215-0020370; Instrument No. 20020304-0026998; Instrument No. Supplement and Amendment No. 2 to the Master Deed, of record in Instrument No 20020304-0026998, Instrument No. 20020313-0013651; Instrument No. 20020313-0031652; Instrument No. 20020313-0031653; Instrument No. 20020313-0031654; Instrument No. 20020313-0031655; Instrument No. 20020313-0031656; Instrument No. 20020524-0063776; and Instrument No. 20020524-0063777,*Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.
*and Instrument No. 20030313-0031651,
Being the same property conveyed to Harold M. Burke, III by deed dated September 17, 2002, of record in Instrument No. 20020918-0113716, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year

This is improved property, known as: 320 Old Hickory Blvd. #303, Nashville TN 37221.

the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Cassie C Rieder or Spears, Moore, Rebman & Williams, P.C perform a title examination; and that neither Cassie C. Rieder nor Spears, Moore, Rebman & Williams, P.C shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand on this 26 day of February, 2025.

GRANTOR



Lucille P. Christenson, Trustee of the Christenson Joint Revocable Living Trust, dated May 16, 2001

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ MARTIN)

On this the 26 day of February 2025, before me personally appeared Lucille Phyllis Christenson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal

Faith Woods

Notary Public

Notary Public State of Florida
Faith Woods
My Commission
HH 179864
Exp. 9/28/2025

My commission expires 9/28/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, pursuant to T C A § 67-4-409(a)(3)(F) is $0 00.

Affiant

Subscribed and sworn to before me on this the 26 day of February, 2025

Notary Public
My commission expires 9/28/25

Notary Public State of Florida
Faith Woods
My Commission
HH 179864
Exp. 9/28/2025

GRANTOR AND GRANTEE ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM NO TITLE EXAMINATION HAS BEEN MADE AND SPEARS, MOORE, REBMAN & WILLIAMS, P C SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY OR FOR THE ACCURACY OF SUCH INFORMATION