Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Ste. 134
Memphis, TN 38138

Tax Parcel # 116 03 0B 176.00

Quit Claim Deed

Owner & Property Address:
MARGARET C. WHELESS
4505 Harding Pike, Unit 176
Nashville TN 37205

Karen Johnson Davidson County
Batch # 1253961 DEEDQC
03/31/2025 09 25 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20250331-0023857

Mail Tax Statement to:
Ms. Margaret C. Wheless
4505 Harding Pike, Unit 176
Nashville TN 37205

The **GRANTORS, JAMES W. WHELESS and ANNETTE C. WHELESS, Trustees of the WHELESS REVOCABLE LIVING TRUST, dated January 14, 2021**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to the **GRANTEE, MARGARET C. WHELESS.**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 176 of the Royal Oaks Apartments Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Mater Deed of record in Book 5200, Page 45 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to the Grantors by Warranty Deed of record as Instrument Number 20210122-0009527, 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 records.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Apartments, as recorded in Plat Book 5200, Page(s) 45.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 1, 2, 4 & 5 Royal Oaks, as recorded in Plat Book 4660, Page(s) 59.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Royal Oaks Apartments Condominium of record in Book 5282, Page 972, as amended by instrument(s) of record in Book 5673, Page 622; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3877, Page 494.

Easement recorded in Book 3165, Page 607, Book 4668, Page 986, Book 4744, Page 370, as modified by agreement recorded in Book 4978, Page 524 and Book 5144, Page 244.

Easement for Sanitary Sewer, recorded in Book 3347, Page 188.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 152, Book 4835, Page 964, and in Book 4835, Page 967, as amended in Book 4976, Page 356.

Easement upon the Southwesterly 15 feet of Lot 2 on the plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee, by deed from Royal Oaks Limited.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

The actual monetary consideration is given by the Grantee and this conveyance is subject to recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(D).

IN TESTIMONY WHEREOF, this instrument has been executed this 6th day of March, 2025, by the undersigned.

JAMES W. WHELESS

ANNETTE C. WHELESS

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JAMES W. WHELESS and ANNETTE C. WHELESS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

T. BRIAN BARR STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm Exp 6-5-2028

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 6th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

T. BRIAN BARR STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Comm Exp 6-5-2028