THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Karen Johnson Davidson County
Batch # 1254749 DEEDQC
04/01/2025 10 56 23 AM 2 pgs
Fees $12 00 Taxes $0 00
20250401-0024564

STATE OF South Carolina
COUNTY OF Greenville

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Jennifer Hubbell
AFFIANT

Subscribed and sworn to before me this 19th day of March, 2025.

Edward Z. Horton
NOTARY PUBLIC

My Commission Expires: 1/12/2031

EDWARD Z HORTON MY COMM EXP NOTARY PUBLIC 01/12/2031 SOUTH CAROLINA

Address New Owners as Follows:
Jennifer Harwood Hubbell
99 Gilder Creek Dr.
Greenville, SC 29607

Send Tax Bills To:
NEW OWNER

Map-Parcel:
117-15-0A-173.00-CO

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Jennifer Harwood Hubbell, widowed,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Jennifer Harwood Hubbell, an unmarried woman,** GRANTEE. Said property is described as follows:

Situated in Davidson County, Tennessee, being Unit S-5 of Green Hills Terrace Condominiums, of record in Book 5200, Page 64, and as established under Master Deed of record in Book 5304, Page 702, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jennifer Harwood Hubbell and Richard Randolph Hubbell, wife and husband, by Warranty Deed from Christopher Scott Barker and Rozalyn Lee Barker, Co-Trustees of The Christopher Scott Barker and Rozalyn Lee Barker Family Revocable Trust dated October 18, 2013, of record in Instrument No. 20220303-0024441 Register's Office for Davidson County, Tennessee.

Richard Randolph Hubbell having since died on June 5, 2023, vesting the subject property solely in Jennifer Harwood Hubbell as surviving tenant by the entirety.

Being improved property commonly known as: 1900 Richard Jones Road, Apt S5, Nashville, TN 37215.

Said conveyance is made subject to such restrictions, encumbrances, and limitations as may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature on this the 19 day of March, 2025.

Jennifer Harwood Hubbell

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Harwood Hubbell**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 19 day of March, 2025.

Notary Public

My Commission Expires: 1/12/2031

EDWARD Z HORTON
MY COMM EXP
NOTARY
PUBLIC
01/12/2031
SOUTH CAROLINA