This Instrument Prepared By:
The Trust Company of Tennessee
4823 Old Kingston Pike, Suite 100
Knoxville, TN 37919
Tel: (865) 865-971-1902

OWNER/RESPONSIBLE TAXPAYER:
David Vernich, Trustee
121 Hampton Place
Nashville, TN 37215

Parcel No. 117-07-OC-121.00CO

QUIT CLAIM DEED

THIS INDENTURE, made this 25th day of March 2025, between DGI Properties, LLC, First Party, and David Vernich, Trustee of the Darla Hysmith Trust, Second Party,

WITNESSETH: that First Party, for and in consideration of the sum of Ten and no/100s Dollars ($10 00) to it in hand paid by Second Party, the receipt of which is hereby acknowledged, does hereby QUIT CLAIM all of its right, title, and interest unto the Second Party in the following described premises, to wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No 121 on the Plan of Hampton Place Townhomes, of record in Book 5200, Page 421, Register's Office for said County which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to DGI Properties, LLC by deed from James Kenneth Shropshire, unmarried of record as Instrument No 201406060049396, Register's Office for Davidson County, Tennessee, dated May 29, 2014.

and all of the estate, right, title and interest of the First Party to such right, title and interest, with the hereditaments and appurtenances thereto appertaining.

This conveyance is made subject to all applicable easements and restrictions of record

The legal description was taken from a prior deed without the benefit of a new survey

This is improved property know as: 121 Hampton Place, Nashville, Tennessee 37215

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. 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.

Karen Johnson
Batch # 1255927
04/03/2025 09 18 10 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250403-0025307

IN WITNESS WHEREOF, the said First Party hereunder sets it hand the day and year first above written.

DGI Properties, LLC

By: The Trust Company of Tennessee, Trustee of the Dena Caryl Hysmith, Member

Kathryn Waddell

By: Kathryn Waddell, Legal Counsel

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, a Notary Public of the aforementioned State and County, personally appeared Kathryn Waddell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is Legal Counsel of The Trust Company of Tennessee, Trustee of the Dena Caryl Hysmith Trust, a Member of DGI Properties, LLC, the within named Grantor, and that as such Legal Counsel executed the foregoing instrument for the purposes therein contained, by signing the name of The Trust Company of Tennessee as Legal Counsel.

Witness my hand, at office, this 25th day of March 2025.

ELISABETH SCOTT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Elisabeth Scott

Notary Public

My Commission Expires: 2/3/29

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

Affiant:

Subscribed and sworn to before me this 31st day of March, 2025

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Katie Ceseretti

Notary Public

My Commission Expires. 06/20/2027