THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners
Carol Ann Braden, Trustee
338 Carellton Dr
Gallatin, TN 37066

Send Tax Bills To
Same

Map-Parcel No.
162 16 0A 058.00

Karen Johnson Davidson County
Batch# 1267491 DEEDQC
05/01/2025 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250501-0033899

Quitclaim Deed to Trustee

Grantor: Carol Ann Braden (unmarried)
Grantee: Carol Ann Braden, Trustee of the Revocable Trust of Carol Ann Braden, dated April 25, 2025.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being a part of the Plan of Mill Creek Club, Phase I, Section 1, (commonly known as Hickory Hollow Condominiums) of record in Book 4860, page 11, said Register's Office, the part thereby conveyed being:

Unit No. 15, Building No.12, known as 15 Hickory Court, as shown in and described by said Plan.

Being the same property conveyed to Carol Ann Braden, a single person, by deed from Ellyn Patrice Wells, a single person, of record in Instrument Number 00010770-0000129, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 15 Hickory Ct. Antioch, TN 37013.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 4860, page 11, said Register's Office, shows an Owner's Certificate, certain notes, easement and setback lines.

Declaration of Covenants, Conditions and Restrictions including but not limited to assessments, charges and liens, of record in Book 4792, page 725, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to administration thereof; 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mill Creek of record in Book 4887, page 961 as amended in Book 5000, page 607, and Book 5101, page 809, and By-Laws of record in Book 4887, page 985, said Register's Office.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986

Carol A. Braden, Grantor

State of Tennessee
County of Sumner

On April 25, 2025, personally appeared before me, Carol A. Braden, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Carol Ann Braden, Trustee
Grantee

Sworn to and subscribed before me on April 25, 2025.

Notary Public

My commission expires: 11/19/25

SARAH MARLETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 25, 2025.

Sarah Marlett

Signature

4/25/25

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on April 25, 2025.

Jennifer Dismukes Berkon

Notary's Signature
My Commission Expires: 12/27/2027

