Karen Johnson Davidson County
Batch# 1269869 DEEDQC
05/07/2025 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250507-0035718

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2025.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Sandra Lynn Abdullah, Trustee 702 Wedgewood Park, 306 Nashville, Tennessee 37203	SAME	105 10 0C 015.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Lynn Abdullah**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby

remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Sandra Lynn Abdullah, Trustee of the Sandra Lynn Abdullah Living Trust, established by the Revocable Trust Agreement of Sandra Lynn Abdullah dated April 29, 2025**, as amended and restated from time to time, and to **[pick one]** his or her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 29th day of April, 2025.

Sandra Lynn Abdullah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Lynn Abdullah, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of April, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

A certain condominium unit located in Davidson, Tennessee, being Unit B-306 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 2007-731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Sandra L. Abdullah by deed from Dock McDowell, Jr., of record as Instrument No. 20230306-0015725, Register's Office for homecounty County, Tennessee.

Sandra Lynn Abdullah and Sandra L. Abdullah are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Stormwater Detention Agreement of record as Instrument No. 20060925-0118083 in said Register's Office.

Easements for sanitary sewers and/or storm drainage, water main, pumps and appurtenances of record as Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949 in said Register's Office.

Subject to the rights of others in and to the common elements.

Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

Restriction Amendments of record in Instrument No. 20200930-0112361, Instrument No. 20211117-0153326, said Register's Office.

This is improved property known as 702 Wedgewood Park, 306, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 4/29/25.

5/7/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of May, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

