Karen Johnson
Batch # 1284933
06/16/2025 02 57 42 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250616-0047066

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #
NANCY D. TELFORD, Trustee 147 Harpeth Trace Smt. Nashville, TN 37221	Same	143030D14700

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, NANCY D. TELFORD, ("Grantor"), hereby quitclaims and by these presents transfers and conveys to NANCY D. TELFORD, TRUSTEE OF NANCY D. TELFORD REVOCABLE TRUST dated June 11, 2025, her successors and assigns, all of GRANTOR's' right, title and interest in certain real property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 11 day of June, 2025.

Nancy D. Telford
NANCY D. TELFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared NANCY D. TELFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand and seal this 11th day of June, 2025.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 147 on the Revised Plan of Harpeth Trace Highrise Condominium Apartments, of record in Plat Book 5050, page 47, and also depicted as shown on "Exhibit D" to the Master Deed recorded in Book 5116, page 751, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Nancy Dempsey Telford by warranty deed of record in instrument number 20240208-0008893, R.O.D.C.

This improved property is known as 147 Harpeth Trace Smt., Nashville, TN 37221.