Karen Johnson Davidson County
Batch# 1288155 DEEDQC
06/20/2025 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250620-0048538

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Anna Dabney Armistead Clinton and William James Clinton PO Box 50317 Nashville, TN 37205-0317	Same	130 06 0A 013.00 Davidson County

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ANNA DABNEY ARMISTEAD CLINTON and WILLIAM JAMES CLINTON, wife and husband (collectively the "Grantors"), by these presents do hereby quitclaim and convey unto ANNA DABNEY ARMISTEAD CLINTON and WILLIAM JAMES CLINTON, wife and husband, with tenancy by the entirety (collectively, the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

The intent of the Grantors is to establish a tenancy by the entireties pursuant to Tennessee Code Annotated § 66-1-109.

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

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11th day of June, 2025.

ANNA DABNEY ARMISTEAD CLINTON

WILLIAM JAMES CLINTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anna Dabney Armistead Clinton and William James Clinton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 11th day of June, 2025.

Notary Public

My Commission Expires: 3-8-2028

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Mar. 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 11th day of June, 2025.

Notary Public

My Commission Expires: 3-8-2028

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires Mar. 8, 2028

EXHIBIT A

Unit No. F-1 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5969, page 829, as amended by instruments of record in Book 6020, Page 72, Book 6425, Page 685, and Book 6443, Page 489, as amended and restated in full in Book 7063, Page 125, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Plat of Belle Meade Condominiums, of record in Book 5200, Page 469, as revised in Book 6250, Page 222, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Hunter Armistead, Jr. to Anna Dabney Armistead Clinton and William James Clinton, wife and husband, by Special Warranty Deed dated June 6, 2025 and recorded on June 16, 2025, of record at Instrument Number 20250616-0046738, and the same property conveyed by Benjamin C. Armistead to Anna Armistead Clinton by Quitclaim Deed dated December 29, 2023 and recorded on January 2, 2024, of record at Instrument Number 20240102-0000377, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as Unit F-1, Belle Meade Condominiums, 715 Belle Meade Blvd., Nashville, TN 37205.

47339242.1

Certificate of Authenticity

I, Lucretia Albert, 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 June 11, 2025.

Date

Lucretia Albert

Affiant Signature

06/12/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of June, 2025

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

202506200048538