Karen Johnson Davidson County
Batch # 1289193 DEEDQC
06/24/2025 10:45:37 AM 4 pgs
Fees: $23.00 Taxes: $324.01
20250624-0049599

This Instrument Prepared By:
Dwayne Barrett
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

# QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills to: | Map-Parcel No.: |
|---|---|---|
| Carrie Miranda Hodges<br>2132 Sharondale Drive<br>Nashville, TN 37215 | Carrie Miranda Hodges<br>2132 Sharondale Drive<br>Nashville, TN 37215 | 117 11 0J 223.00 |

STATE OF Tennessee )
COUNTY OF Davidson )

The actual consideration for this transfer is EIGHTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY and 14/100 Dollars ($87,570.14).

Carrie Miranda Hodges
Affiant

SUBSCRIBED AND SWORN TO before me, on this 6 day of June, 2025.

Notary Public

My Commission Expires: 11/8/27

CAITLYN STONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

For and in consideration of the sum of EIGHTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY and 14/100 Dollars ($87,570.14), the receipt and sufficiency of which are hereby acknowledged, **SHARON MELISSA MARLOW,** an individual residing in the State of Tennessee ("Grantor"), does hereby quitclaim unto **CARRIE MIRANDA HODGES,** an individual residing in the State of Tennessee ("Grantee"), her heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as The Hillmont, 2025 Woodmont Blvd., Unit No. 223, Nashville, Tennessee 37215.

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

The Property herein conveyed does not constitute the homestead property of the Grantor.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

Witness my hand this 22 day of May, 2025.

SHARON MELISSA MARLOW

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, J. Warren Evans, a Notary Public of said County and State, SHARON MELISSA MARLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in the aforesaid county and state, this 22 day of May, 2025.

Notary Public

My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

# EXHIBIT A

## PROPERTY DESCRIPTION

LAND located in Davidson County, Tennessee, being all of Unit No. 223, together with Garage C-3, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, according to plat and survey of same appearing of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Sylvia J. Street by warranty deed from Amy Elizabeth Calis, unmarried, of record as Instrument No. 20160601-0055185, in the Register's Office for Davidson County, Tennessee, and the above description was taken from such prior instrument (T.C.A. § 66-24-121).

The said Sylvia J. Street having since died, her Last Will of record in Docket No. 24P2529, in the Office of the Clerk & Master for Davidson County, Tennessee, devising all of her interest in the above-referenced property to PATRICIA MARLOW (TRACEY), CARRIE MIRANDA HODGES, and SHARON MELISSA MARLOW.