QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1289291 DEEDQC
06/24/2025 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250624-0049728

STATE OF New York
COUNTY OF Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Rose Mary McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June ~~2018~~ 2025

Casey E. Baxter
Notary Public

MY COMMISSION EXPIRES: CASEY E. BAXTER Notary Public, State of New York No. 01BA6256864 Qualified in Saratoga County Commission Expires March 5, 2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rose Mary Richards	RoundPoint Mortgage Svc., LLC	091060L03500CO
(NAME) 1067 Treaty Oaks Drive	(NAME) P.O. Box 19409	
(ADDRESS) Nashville TN 37209	(ADDRESS) Charlotte, NC 28219-9409	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rose Mary Richards ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Rose Mary McDonald as Trustee of The Rose Mary McDonald Revocable Trust dated June 5, 2025 ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 35, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and restrictions for TREATY OAKS COTTAGES, a horizontal property regime private elements which is a planned unit development, as shown of record in Instrument Number 20141120007174, as amended by First Amendment Declaration of Covenants, conditions and restrictions for Treaty Oaks Cottages, of record in Instrument Number 20150113000365, Register's Office for Davidson County, Tennessee and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions to Treaty Oaks Cottages, of record in Instrument Number 201508140081914, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said property.

Being the same property conveyed to Rose Mary Richards of record in Instrument Number 20171005-0102173, Register's Office for Davidson County, Tennessee.

Rose Mary Richards and Rose Mary McDonald are one and the same person

This is: Improved property, known as 1067 Treaty Oaks Drive Nashville TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands on 18th day of June 2025.

Rose Mary McDonald

Rose Mary McDonald

STATE OF NEW YORK
COUNTY OF WARREN

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Rose Mary McDonald** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 18th day of June 2025.

Notary Public

My Commission Expires: 3/5/28

CASEY E. BAXTER
Notary Public, State of New York
No. 01BA6256864
Qualified in Saratoga County
Commission Expires March 5, 20 28

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/18/25 (date of document)

Regina Sullo

Affiant Signature

June 24 2025

Date

State Of TN

County of Davidson

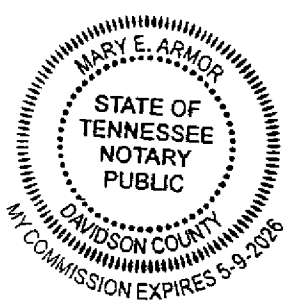
Sworn and subscribed before me this 24 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202506240049728