34-B

Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

Karen Johnson Davidson County
Batch # 1301933 DEEDQC
07/24/2025 02 47 45 PM 2 pgs
Fees $12 00 Taxes $0 00
20250724-0058717

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Margaret D. Kessler,** hereinafter called the **Grantor**, does hereby quitclaim unto **Margaret Dunlap Kessler Revocable Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 307 of The Lofts at Werthan Mills Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. Seq. of the Tennessee Code Annotated, under the Master Deed establishing The Lofts at Werthan Milles Condominiums of record in Instrument No. 20031023-0157113, as amended in Instrument No. 20040521-0059936, Instrument No. 20040712-0082926, Instrument No. 20050202-0012489, Instrument No. 20051230-0156950 and Instrument No. 20060901-0108138, Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Stuart A. Kessler and wife, Margaret D. Kessler, as tenants by the entirety, by Warranty Deed from Johnny Burger and Teresa Burger, husband and wife, dated June 7, 2016 and record of record in Instrument No. 20160614-0059926, Register's Office, Davidson County, Tennessee.

Stuart A. Kessler is now deceased leaving Margaret D. Kessler as sole owner. Margaret D. Kessler and Margaret Dunlap Kessler are one and the same person.

The intent of this Quitclaim Deed is to vest title to the Margaret Dunlap Kessler Revocable Trust.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1400 Rosa L. Parks Boulevard, Unit 307, Nashville, TN 37208

WITNESS THE EXECUTION HEREOF this 7 day of July, 2025.

Margaret D. Kessler

Margaret D. Kessler

State of Virginia
County of Albemarle

On this 7th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Margaret D. Kessler**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/31/2027

KIJI ALLYN McDANIEL NOTARY PUBLIC REG # 8058144 MY COMMISSION EXPIRES 03/31/2027 COMMONWEALTH OF VIRGINIA

State of Virginia
County of Henrico

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $0.00.

Sarah E Bromlow
Affiant

Sworn and subscribed before me on this the 15th day of July, 2025..

Notary Public

MATTHEW THOMAS CHRISTISON NOTARY PUBLIC REG # 7841871 MY COMMISSION EXPIRES 3/31/2027 COMMONWEALTH OF VIRGINIA

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Margaret Dunlap Kessler Revocable Trust P.O. Box 7566 Charlottesville, VA 22906	Margaret D. Kessler P.O. Box 7566 Charlottesville, VA 22906	81-12-0B-307.00