Karen Johnson
Batch # 1304023
07/31/2025 09 42 55 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250731-0060509

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 29 day of July, 2025.

NOTARY PUBLIC
Commission Expires: 8/10/25

ADDRESS OF NEW OWNER:
Hideko Shimizu, Trustee
2600 Hillsboro Pike, Unit 317
Nashville, TN 37212

SEND TAX BILLS TO:
Owner

Map/Parcel 117-03-OH-317.00-CO

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Hideko Shimizu ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Hideko Shimizu, Trustee (and her successors in trust) of the Shimizu Family Trust u/a/d July 29, 2025**, her, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Landin Davidson County, Tennessee being Unit No. 317 on the Plan of the Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hideko Shimizu by deed from Ross Lumpkin of record at Instrument No. 20201214-0147186 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 29 day of July, 2025.

Hideko Shimizu

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hideko Shimizu, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 25 day of [signature], 2025.

Notary Public

My Commission Expires: 8/10/27

Donald R. Barrett Jr.
State of Tennessee Notary Public
Williamson County