Karen Johnson Davidson County
Batch# 1305919 DEEDQC
08/04/2025 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250804-0061720

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 4th day of August, 2025. Notary Public My Commission Expires:

SARAH CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MARCH 21, 2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ronald D. Farris and Laurie A. Farris, Trustees 107 Westhampton Place Nashville, Tennessee 37205	SAME	117-14-0B-125.00CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ronald D. Farris and Laurie A. Farris**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Ronald D. Farris and Laurie A. Farris, Trustees of the Ron & Laurie Farris Living Trust, established by the Revocable Trust Agreement of Ronald D. Farris and Laurie A. Farris dated May 12, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 4th day of August, 2025.

Ronald D. Farris

Ronald D. Farris

Laurie A. Farris

Laurie A. Farris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald D. Farris and Laurie A. Farris, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of August, 2025.

My Commission Expires: _____

Notary Public

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 125, as shown on the map entitled Bedford Commons II Condominiums of record in Master Deed of record as Instrument No. 20061027-0133507, Register's Office for Davidson County, Tennessee, together with all rights associated, therewith, including rights to common areas and the right to parking space 125 as shown on Exhibit C-1, Parking and Storage Space Assignment, as a Limited Common Element appurtenant to such Unit. Said Condominium Unit being located on that tract or parcel of land lying and being Lot 2, Final Plat, Bedford Avenue Subdivision, Phase 2, of record as Instrument No. 20050929-0116962, Register's Office for Davidson County, Tennessee.

This conveyance includes parking space number 125 as Limited Common Element.

Being the same property conveyed to Ron D. Farris and Laurie Farris, by deed from Ken-Wes, LLC, a Tennessee limited liability company, of record as Instrument No. 20091230-0118341, Register's Office for Davidson County, Tennessee.

Ronald D. Farris and Ron D. Farris are one and the same person.

Laurie A. Farris and Laurie Farris are one and the same person.

This is improved property known as 3824 Bedford Avenue, Unit 125, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 4, 2025.

08/04/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

