Karen Johnson Batch # 1310100 08/14/2025 10:39:03 AM Fees: $12.00 Taxes: $0.00 20250814-0064762 Davidson County DEEDQC 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- x Rosemary Sexton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF August 2025. JAD A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES 3-3-2026 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ROSEMARY SEXTON REVOCABLE LIVING TRUST	**SAME**	**117130C00100CO**
(NAME) **2323 Abbott Martin Rd.**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Rosemary Sexton, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Rosemary Sexton, Trustee of THE ROSEMARY SEXTON REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE ROSEMARY SEXTON REVOCABLE LIVING TRUST, Dated August 6, 2025**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 2323, Parcel 1, as shown on Exhibit "C" of the Master Deed for 2323 - 2325, Abbott Martin, of record in Book 7505, Page 443, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Bush Sneed, Jr. and wife, Glenda G. Sneed by Warranty Deed from Stone Investments, a general partnership composed of James Overby, Turner Talley, Robert Sneed, Jr. and Charles Babb of record in Book 7990, Page 178 and re-recorded in Book 8005, Page 798.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Further being the same property conveyed to Rosemary Sexton, unmarried, from Robert Bush Sneed, Jr. and Glenda G. Sneed, Husband and Wife, by Warranty Deed dated May 15, 2015, and recorded on May 18, 2015, of record in Instrument No. 20150518-0045536, Register's Office for Davidson County, Tennessee.

The previous conveyance included for reference.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Unimproved ( )
This is improved (X) property, known as: **2323 Abbott Martin Rd., Nashville, TN 37215.**

Witness our hands, this the 6 day of August, 2025.

x Rosemary Sexton
Rosemary Sexton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rosemary Sexton,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 6th day of August, 2025.

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026