This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch # 1310106 DEEDQC
08/14/2025 10:43:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250814-0064769

New Owner:	Send Tax Bill:	Map/Parcel
Cornelia Wills, Trustee of the Cornelia Wills Revocable Living Trust dated June 3, 2025 and any amendments thereto 1253 Brentwood Highlands Dr. Nashville, TN 37211	Same as new owner	172 04 0A 069.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][D]).

AFFIANT

Sworn ~~to and subscribed~~ before me this 3rd day of June 2025.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-7-2029

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DR. CORNELIA WILLS**, a single woman (Grantor), by these present do hereby quitclaim and convey unto **CORNELIA WILLS, TRUSTEE OF THE CORNELIA WILLS REVOCABLE LIVING TRUST DATED JUNE 3, 2025, AND ANY AMENDMENTS THERETO**, (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee.

Being Lot No. 75 on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dr. Cornelia Wills, by deed from NVR, Inc. t/a Ryan Homes, a Virginia Corporation, of record in Instrument No. 20020708-0081666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. The Plan of record in Instrument #200002090013331, Register's Office for Davidson County, Tennessee.
b. Restrictive covenants contained in Book 11189, page 612; Book 11356, page 815; and Book 11629, page 906, Register's Office for Davidson County, Tennessee.
c. Easement for Sanitary Sewer of record in Book 7461, page 773, Register's Office for Davidson County, Tennessee.
d. Easement for Sanitary Sewer of record in Book 7461, page 805, Register's Office for Davidson County, Tennessee.
e. Easement for Access of record in Book 11189, page 612, Register's Office for Davidson County, Tennessee.
f. Easement for Bell South of record in I3ook 11608, page 467, Register's Office for Davidson County, Tennessee.
g. Quitclaim Deeds for Open Space of record in Book 11629, page 909 and Instrument #200004070035205, Register's Office for Davidson County, Tennessee.
h. Homeowners' Association Charter of record in Book 11595, page 872, Register's Office for Davidson County, Tennessee.
i. By-Laws of record in Book 11356, page 840, Register's Office for Davidson County, Tennessee.
j. All other easements and restrictions of record in said Register's Office.
k. Subject to lien for special assessments as contained in the By-Laws of Highlands of Brentwood Homeowners Association.
l. Subject to rights of others in and to the common areas and elements of Highlands of Brentwood.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property, known as 1253 Brentwood Highlands Dr., Nashville, TN 37211.

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

WITNESS MY HAND this 3rd day of June, 2025.

By: Dr. Cornelia Wills

DR. CORNELIA WILLS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dr. Cornelia Wills, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 3rd day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 3/17/2029

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-17-2029