This Instrument prepared by and after recording return to:
Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1312819 DEEDQC
08/20/2025 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066654

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ellie R. Greer **5 Angel Trace** **Brentwood, TN 37027**	**162-09-0A-088.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AUSTIN GREER and wife, ELLIE GREER** (hereinafter "Grantors"), by these presents do hereby transfer, release, relinquish, quitclaim and convey unto **ELLIE R. GREER** (hereinafter "Grantee"), her heirs, successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:
>
> Townhouse No. 88, Building No. 14, in a Horizontal Property Regime, as shown on the plat of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to AUSTIN GREER and wife, ELLIE GREER, by deed from WYNLEYE PROPERTIES, LLC, a Tennessee limited liability company, of record in Instrument No. 20250716-0056211 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5510 Country Drive, Unit # 88, Nashville, Davidson County, Tennessee 37211.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of this page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, Grantors have caused this instrument to be dated and effective this 14 day of August, 2025.

GRANTORS:

AUSTIN GREER

ELLIE GREER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **AUSTIN GREER and wife, ELLIE GREER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of August, 2025.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 14th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

NSH 3245044.1

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Jonathan R. Burns 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 14, 2025 (date of document).

Affiant Signature

8/20/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2025.

Notary's Signature

My Commission Expires: 9/7/2026

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY