QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF August 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1313939 DEEDQC
08/25/2025 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250825-0067773

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
112 WESTWOOD TRCE LLC (NAME)	NEW OWNER (NAME)	104140B012.00CO
112 Westwood Trace, Unit 12 Nashville, Tennessee 37212 (ADDRESS)	112 Westwood Trace, Unit 12 Nashville, Tennessee 37212 (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12 day of August, 2025, the undersigned, **PAULEATHA V. DIGGS and PADRAIC P. BONDS, wife and husband** (hereinafter collectively and/ or individually referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **112 WESTWOOD TRCE LLC, a Tennessee Limited Liability Company** (hereinafter collectively and/ or individually referred to as the "Grantee"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **112 WESTWOOD TRACE, UNIT 12, NASHVILLE, TENNESSEE 37212** and more particularly described as follows:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 12 ON THE PLAN OF WESTWOOD TRACE, OF RECORD IN BOOK 6200, PAGE 215, AND FURTHER SET FORTH AS EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 6522, PAGE 322, AND MENDED IN BOOK 6889, PAGE 711, AND INSTRUMENT NO. 20070620-0073748, REGISTER'S OFFICE FOR SAID COUNTY, AND TO WHICH PLAN AND EXHIBIT TO THE MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Paulcatha V. Diggs and Padraic P. Bonds, by Warranty Deed from Margaret P. Hogshead, of record as Instrument No. 20210505-0060473, dated May 3, 2021, and recorded on May 5, 2021, in the Register's Office for Davidson County, Tennessee.

NOTE: The previous Warranty Deed of record as Instrument NO. 20210505-0060473 incorrectly spelled the grantee's name as "Paddraic P. Bonds". The correct spelling of that grantee's name is "Padraic P. Bonds".

This improved property more commonly known as 112 Westwood Trace, Unit 12, Nashville, Tennessee 37212.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 12 day of August, 2025.

GRANTOR: PAULEATHA V. DIGGS

GRANTOR: PADRAIC P. BONDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PAULEATHA V. DIGGS PADRAIC P. BONDS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 22 day of AUGUST, 2025.

Notary Public

6-20-2027
My Commission Expires

VON RICHCREEK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202508250067773

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 22, 2025

Affiant Signature

8/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

