This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1320610 DEEDQC
09/09/2025 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0072164

QUITCLAIM DEED

Address New Owners:
Sherrie Russ Levine, Trustee
Sherrie Russ Levine Trust
2811 Wimbledon RD
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117 09 0K 001.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Sherrie Russ Levine (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Sherrie Russ Levine, Trustee, and her successors in trust, of the Sherrie Russ Levine Trust dated September 9, 2025 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2811, on the plan of 2811 Wimbledon Road Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2811 Wimbledon Road Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170907-0092133 and amended in Instrument No. 20191024-0109102 and Instrument No. 20191210-0127136, and Instrument No. 20200319-0030532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Sherrie Russ Levine by Quitclaim Deed dated May 2, 2025, from Mike John Levine, pursuant to Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 24D993, of record at Instrument No. 20250502-0034126 in the Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Mike John Levine and Sherrie Russ Levine, husband and wife, by Warranty Deed dated March 17, 2020, from Halloran Investment Properties, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20200319-0030544, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2811 Wimbledon Road, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, easements, encumbrances and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 9th day of September, 2025.

Sherrie Russ Levine, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Sherrie Russ Levine, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of September, 2025.

Alice E Haston
Notary Public

My Commission Expires: 9-5-28

ALICE E. HASTON
TENNESSEE NOTARY PUBLIC
My Comm. Expires September 5, 2028
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Sherrie Russ Levine, Affiant

Subscribed and sworn to before me this 9th day of September, 2025.

Alice E. Haston
Notary Public

My Commission Expires: 9-5-28

ALICE E. HASTON
TENNESSEE NOTARY PUBLIC
My Comm. Expires September 5, 2028
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alice E. Haston, 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 September 9, 2025.

Alice E Haston

Alice E. Haston

9-9-2025

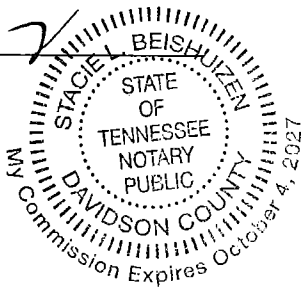
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of September, 2025.

Notary Public

My Commission Expires: 10/4/27



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