Karen Johnson
Batch # 1334859
10/16/2025 01:35:33 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251016-0082466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Sue Tolle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF September 2025.

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 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 JOY SUE TOLLE REVOCABLE LIVING TRUST	**SAME**	**142-9-OD-176.00**
(NAME) **8596 Sawyer Brown Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Sue Tolle, a single widowed woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Joy Sue Tolle, Trustee of THE JOY SUE TOLLE REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE JOY SUE TOLLE REVOCABLE LIVING TRUST, Dated September 18, 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:

Unit No. 8596, together with the carport designated No. 8596-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Plat Book 7900, Page 745 and re-recorded in Plat Book 7900, Page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Nell H. Ross by Warranty Deed from Mildred S. Rust, dated June 17, 2009 and recorded June 22, 2009 of record in Instrument No. 20090622-0058134, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerry Tolle and Sue Tolle, husband and wife, from Nell H. Ross, by Warranty Deed dated October 4, 2017, of record in Instrument No. 20171005-0102452, Register's Office for Davidson County, Tennessee.

The said Jerry Tolle died on May 25, 2022, leaving Sue Tolle as the sole tenant, in fee simple.

The said Sue Tolle and Joy Sue Tolle are one in the same person for purposes of this transaction.

Previous conveyance included for reference.

Subject to the following: Taxes for 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 7900, Page 745, and re-recorded in Plat Book 7900, Page 945, in the Register's Office for Davidson County. Tennessee; Rights of the Co-Owners of Haury & Smith Contractors, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 9394, Page 598. Amended recorded in Instrument No. 20081203-0117316. Amended recorded in Instrument No. 20081203-0117317. Annexation recorded in Book 9669. Page 111. Annexation recorded in Book 9780, Page 284, Annexation recorded in Book 10024, Page 409, Annexation recorded in Book 10136, Page 708 and Annexation recorded in Book 10417. Page 348. inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien. Covenants, conditions, easements and restrictions recorded, as Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase and right of first refusal; Easement recorded in Book 206, Page 403 and Book 5612, Page 29 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **8596 Sawyer Brown Road, Nashville, TN 37221.**

Witness our hands, this the 18th day of September, 2025.

Sue Tolle

Sue Tolle

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 **Sue Tolle,** 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 18th day of September, 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