Karen Johnson Davidson County
Batch# 1343104 DEEDQC
11/10/2025 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251110-0089124

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

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Judith C. Hays, Trustee JCH Windfall Trust 110 31st Avenue North, #703 Nashville, TN 37203	same	104 02 4C 079.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Judith Cheek Hays (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Judith C. Hays, Trustee, and her successors in trust, of the JCH Windfall Trust dated November 6, 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 703, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record in Instrument Number 20080401-0032619, in the Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record in Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Richard Bevan Hays and wife, Judith Cheek Hays, by Warranty Deed dated December 29, 2020, from Gordon Robison and Michael Scott Burchfiel, both unmarried, of record at Instrument No. 20201230-0154551 in the Register's Office for Davidson County, Tennessee. The said Richard Bevan Hays died on January 3, 2025, and his interest vested in Judith Cheek Hays, his surviving spouse.

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

This is improved property known as 110 31st Avenue North, #703, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions, 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 6th day of November, 2025.

Judith Cheek Hays, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Judith Cheek Hays, 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 6 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
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).

Judith Cheek Hays, Affiant

Subscribed and sworn to before me this 6 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 November 6, 2025.

Carla L Lovell
Carla Lovell

11-6-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

