Karen Johnson Batch # 1350757 11/25/2025 12 27 48 PM Fees $12 00 Taxes $0 00 20251125-0094103 Davidson County AFFIDAVITH 2 pgs	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November 2025 Notary Public MY COMMISSION EXPIRES 5/3/2026 (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 PHYLLIS CHILDS REVOCABLE LIVING TRUST	**SAME**	**142 09 0D 129.00**
(NAME) **1060 General George Patton 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, **Phyllis Childs, unmarried,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Phyllis Childs, Trustee of THE PHYLLIS CHILDS REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE PHYLLIS CHILDS REVOCABLE LIVING TRUST, Dated November 24, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No 1060, together with the Carport designated No 1060-C, in RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM APARTMENTS, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Plat Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, described and established in a Master Deed recorded in Book 5794, page 526, as amended in Instrument No 20050504-0050172, Instrument No 20060512-0056329 and Instrument No 20080423-0041324, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed, By-Laws and Rules and Regulations appended thereto, recorded in Book 5794, page 526, as amended in Instrument No 20050504-0050172, Instrument No 20060512-0056329 and Instrument No 20080423-0041324, Instrument No 20100415-0028541, Instrument No 20230425-0030401 and Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein, together with a percentage interest in the common elements as set forth in said Master Deed

Being the same property conveyed to Christy M Irwin, An Unmarried Woman, by Warranty Deed from

John Ignacio and Geraldine Ignacio, Husband And Wife, of record in Instrument No 20180420-0037394, in the Register's Office of Davidson County, Tennessee, dated April 19, 2018 and recorded on April 20, 2018

Further being the same property conveyed to Phyllis Childs, unmarried, from Christy M Irwin now known as Christy M Zinchini, by Warranty Deed dated October 16, 2024, of record in Instrument No 20241017-0080655, Register's Office for Davidson County, Tennessee.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 359-360

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX RIVER PLANTATION, as recorded in Plat Book 5200, Page 347 and amended in Instrument No. 20100322-0021024

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION SIX) Condominium of record in Book 5794, page 526, as supplemented in Instrument No 20050504-0050172 and 20080423-0041324 as Corrected in Instrument No. 20080429-0043657, as amended in Instrument No 20060512-0056329, Instrument No 20100415-0028541, Instrument No 20230425-0030401 and Resolution recorded in Instrument No 20231009-0079354, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Easement recorded in Instrument No 20121114-0104723
Previous conveyances included for reference

Unimproved ( )
This is improved (X) property, known as: **1060 General George Patton Road, Nashville, TN 37221.**

Witness our hands, this the 24th day of November, 2025.

Phyllis Childs

Phyllis Childs

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 **Phyllis Childs,** 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 he executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 24th day of November, **2025.**

My Commission Expires 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public