This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1350834 DEEDQC
11/25/2025 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251125-0094213

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Mary Hettinger Millsap, as Trustee of the Mary Hettinger Millsap Trust 301 Demonbreun St., Suite #1019 Nashville, TN 37201	Same	093060A132.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Rodney W. Millsap and Mary Hettinger Millsap**, husband and wife, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Mary Hettinger Millsap, as Trustee of the Mary Hettinger Millsap Trust**, and its successors, heirs and assigns. The real estate is described as follows:

> A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee known as Unit No. 1019 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore a Residential Condominium of record in Instrument No. 20080225-0018425 and amended Instrument No. 20151203-0122000 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Rodney W. Millsap and Mary Hettinger Millsap, husband and wife, by Warranty Deed from Marcy H. Mynatt n/k/a Marcy H. Mynatt Trimble, married, of record in Instrument No. 20160504-0043987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018429 and amended in No. 20151203-0122000, Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of

Encore, Residential Condominiums 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080225-0018425 and amended in No. 2011104-0086473, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Encore, Master Condominium 3) Charter of Encore Residential Condominium Association of record in Instrument No. 200802250018428 4) Charter of Encore Master Condominium Association of record in Instrument No. 200802250018425 and 5) all other encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 17 day of November, 2025.

Affiant Mary Hettinger Millsap

Ashley F Fulk My Commission Expires: 03/29/2027
Notary Public

This is improved property known as 301 Demonbreun St., Unit 1019, Nashville, TN 37201.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 17 day of November, 2025.

OFFICIAL SEAL
ASHLEY F FULK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03-29-2027

RODNEY W. MILLSAP

Mary Hettinger Millsap
MARY HETTINGER MILLSAP

STATE OF Illinois
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY W. MILLSAP and MARY HETTINGER MILLSAP, husband and wife, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17 day of November, 2025.

Ashley F Fulk
Notary Public

My Commission Expires: 03/29/2027

OFFICIAL SEAL
ASHLEY F FULK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03-29-2027

Certificate of Authenticity

I, Sarah Arick, 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 November 17, 2025.

Date: 11/25/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on November 25, 2025.

Notary Public: Falecher Outen My Commission Expires:

FALECHER OUTEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires MAY 31, 2026