Karen Johnson Davidson County
Batch# 1351442 DEEDQC
11/26/2025 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251126-0094463

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED TO TRUSTEE OF BETTY M. GRIMES REVOCABLE TRUST

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel ID Numbers:
THE BETTY M. GRIMES REVOCABLE TRUST 105 Leake Avenue, #35 Nashville, TN 37205	BETTY M. GRIMES, TRUSTEE 105 Leake Avenue, #35 Nashville, TN 37205	116 13 0C 035.00

BETTY M. GRIMES, a resident of Davidson County, Tennessee ("BETTY M. GRIMES" or "GRANTOR"), hereby establishes the Betty M. Grimes Revocable Trust (the "TRUST") and names herself as the Trustee.

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby quitclaims to BETTY M. GRIMES, as Trustee of the Betty M. Grimes Revocable Trust, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary (together with her successor(s)-in-trust, "TRUSTEE") all of GRANTOR's right, title and interest in and to the property described on Exhibit A attached hereto and incorporated herein by reference. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TRUSTEE shall hold the property in trust for the exclusive benefit of BETTY M. GRIMES for her lifetime. Upon the death of BETTY M. GRIMES, TRUSTEE shall convey all of the TRUST's property to Betty M. Grimes's four (4) daughters, Judith Grimes Dolci, Elizabeth Grimes Triggs, Marie Grimes Gerrity, and Anna Grimes Noser, with the issue of any deceased daughter representing his or her parent, per stirpes. At such time as BETTY M. GRIMES ceases to serve as TRUSTEE for any reason, then Marie Grimes Gerrity shall serve as successor TRUSTEE. If Marie Grimes Gerrity does not act, then Anna Grimes Noser shall serve as successor TRUSTEE. The TRUST is a revocable trust, and BETTY M. GRIMES shall have the continuing right to revoke the TRUST at any time. Upon any such revocation, TRUSTEE shall convey the property as directed by BETTY M. GRIMES.

This is improved property known as 105 Leake Avenue, #35, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 28TH day of OCTOBER, 2025.

GRANTOR:

Betty M. Grimes
BETTY M. GRIMES

TRUSTEE:

Betty M. Grimes
BETTY M. GRIMES, Trustee of the Betty M. Grimes Revocable Trust

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

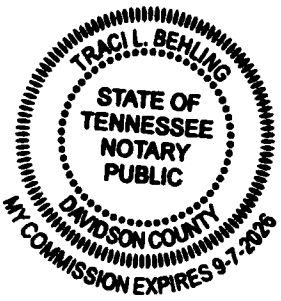
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BETTY M. GRIMES the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of OCTOBER, 2025.

Traci L. Behling
Notary Public

My Commission Expires:

9-7-2026



STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Betty M. Grimes
BETTY M. GRIMES, Trustee of the Betty M. Grimes Revocable Trust, Affiant

Subscribed and sworn to before me this 28th day of OCTOBER, 2025.

Traci L. Behling
Notary Public

My Commission Expires:

9-7-2026

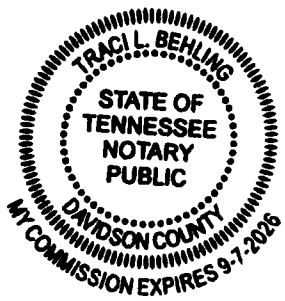


EXHIBIT A

A Condominium apartment in Davidson County, Tennessee, being Unit No. 35, together with parking spaces No. 50 of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed by deed of record in instrument #20170718-0072477, Register's Office for Davidson County, Tennessee. Reference is also made to Affidavit of Scrivener's Error recorded as Instrument #20201209-0143954, said Register's Office.

48115609.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 10-28-25 (date of document).

Lucretia Albert
Affiant Signature

10/31/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

