Karen Johnson Davidson County
Batch# 1352919 DEEDQC
12/02/2025 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251202-0095563

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tracy Torres Revocable Trust
820 Ashlawn Pl.
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
161-05-0A 042.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 12 day of November, 2025.

Notary Public

My Commission Expires:
3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRACY MICHELLE TORRES, TRUSTEE OF THE TRACY TORRES REVOCABLE TRUST DATED SEPTEMBER 25, 2024,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **820 ASHLAWN CONDO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 820 Ashlawn Place, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of November, 2025.

Tracy Torres Revocable Trust dated September 25, 2024

BY: _____, Trustee
Tracy Michelle Torres, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tracy Michelle Torres, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, the Tracy Torres Revocable Trust dated September 25, 2024, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Tracy Torres Revocable Trust dated September 25, 2024, by the said Tracy Michelle Torres as such Trustee.

Witness my hand and official seal this 12th day of November, 2025.

My commission expires: 9-22-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B-20 as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, Page 596. as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee; together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to 820 Ashlawn Condo, LLC, a Tennessee limited liability company, by deed dated 09/18/2025, from Tracy Fisher, of record in Instrument No. 20250926-0076966, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/12/25 (date of document).

Affiant Signature

12/1/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY