THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1361678 DEEDQC
12/29/2025 08:24:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251229-0102353

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 18th day of December, 2025.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Espy Family Trust	**New Owner(s)**	**128130A40500CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joseph Michael Espy and Connie Espy**, husband and wife " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Espy Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Apartment Unit No. 405 of Westfield Condominiums created under Title 66, Section 27-1-1, et seq. as amended, Tennessee Code annotated, and as established by a Master Deed, of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said MAster Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment ot the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joseph Michael Espy and Connie Espy, by Quitclaim Deed from Winnie C Espy, dated October 12, 2017, of record in Instrument No. 20171016-0105999, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 405 Westfield Dr., Nashville TN 37221.

WITNESS our hands this 18 day of December, 2025.

Joseph Michael Espy

Joseph Michael Espy

Connie Espy

Connie Espy

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, **Joseph Michael Espy and Connie Espy,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of December, 2025.

Karen K Valentine

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY