Karen Johnson Davidson County
Batch# 1361687 DEEDQC
12/29/2025 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251229-0102364

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Casey Cunningham Conroy, Affiant

Subscribed and sworn to before me this
17th day of December, 2025.

Notary Public
My Commission Expires: 03/06/29

BREAUNA N MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2029

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Casey Cunningham Conroy, Trustee PO Box 1571 Brentwood, TN 37024	Same	105-14-0C-804.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Casey Cunningham Conroy,** the "**Grantor**", does hereby convey and quitclaim unto **Casey Cunningham Conroy, Trustee of the Casey Conroy Trust dated August 3, 2022, as amended**, a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17th day of December, 2025.

Casey Cunningham Conroy

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Casey Cunningham Conroy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17th day of December, 2025.



Notary Public

My Commission Expires: 03/06/29

EXHIBIT A

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 804 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under instrument No. 200709117-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Casey Cunningham Conroy, by Quitclaim Deed from Casey Cunningham Conroy and Patrick James Conroy, Co-Trustees of the Patrick James Conroy and Casey Cunningham Conroy Tenants by the Entirety Trust dated May 15, 2020, as amended on June 26, 2020, of record in Instrument No. 20220725-0084633, dated April 26, 2022, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 2310 Elliott Ave., #804, Nashville, TN 37204.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Casey W. Riggs, 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 December 17, 2025 (date of document).

Affiant Signature

12/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03/06/29

NOTARY'S SEAL

