Karen Johnson Davidson County
Batch# 1367361 DEEDQC
01/08/2026 07:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260108-0001530

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Anne W. Gaither Affiant Subscribed and sworn to before me, this 18th day of December, 2025. Alice M. Boh Notary Public My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Anne W. Gaither and Amanda Gaither Nottingham, Trustees 222 Cottage Place Nashville, TN 37214	SAME	095 02 0A 222.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anne W. Gaither**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Anne W. Gaither and/or Amanda Gaither Nottingham, Trustees of the Anne W. Gaither Living Trust, established by the Revocable Trust Agreement of Anne W. Gaither dated December 18, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of December, 2025.

Anne W. Gaither

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne W. Gaither, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of December, 2025.

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

That certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 40 on the Plan of Cottage Place Condominiums, of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions, and Restriction, of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master's Deed Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722 said Register's office.

Being the same property conveyed to Anne Williams Gaither, by deed from Brenda K. Henley, of record as Instrument No. 20141105-0102354, Register's Office for Davidson County, Tennessee.

Anne W. Gaither and Anne Williams Gaither are one and the same person.

This is improved property known as 222 Cottage Place, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 18, 2025.

01/07/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

