Karen Johnson Davidson County
Batch # 1367842 DEEDQC
01/09/2026 10:35:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260109-0002094

PREPARED BY AND RETURN TO:
Ryan W. Barry, Attorney at Law
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Meredith Fortune, Trustee 1807 Rosewood Avenue Nashville, TN 37212	Meredith Fortune, Trustee 1807 Rosewood Avenue Nashville, TN 37212	118 02 0C 043.00

QUITCLAIM DEED

1. Robert W. Fidler and Meredith L. Fidler (now known as Meredith Fidler Fortune) owned as joint tenants with rights of survivorship certain real property located in Davidson County, Tennessee, known as Parcel 118 02 0C 043.00 in the Register of Deeds Office, Davidson County, Tennessee (referred to herein as the "Property").

2. Robert W. Fidler passed away on May 21, 2022, at which time Meredith L. Fidler automatically became the sole owner of the Property pursuant to Tennessee law.

3. Meredith L. Fidler now wishes to transfer the Property from her sole name to the ownership of the Revocable Trust of Meredith Fidler Fortune U/A dated December 16, 2025.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES and of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Meredith L. Fidler (now known as Meredith Filder Fortune and referred to hereunder as the "Grantor") does hereby sell, transfer, convey, and quitclaim unto Meredith Fidler Fortune, Trustee of the Revocable Trust of Meredith Fidler Fortune U/A dated December 16, 2025 (referred to hereunder as the "Grantee"), and its heirs and assigns, all of Grantor's right, title, and interest in the certain tracts or parcels of real

property, situated in Davidson County, Tennessee, described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

SEE ATTACHED EXHIBIT "A"

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and attorney Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

(Signatures on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 16th day of December, 2025.

GRANTOR:

MEREDITH L. FIDLER

STATE OF TENNESSEE :

COUNTY OF WILLIAMSON :

On this 16th day of December, 2025, before me, a Notary Public of the state and county aforesaid, personally appeared MEREDITH L. FIDLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal this 16th day of December, 2025.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

STATE OF TENNESSEE :

COUNTY OF WILLIAMSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

REVOCABLE TRUST OF MEREDITH FIDLER
FORTUNE U/A DATED DECEMBER 16, 2025

MEREDITH FIDLER FORTUNE, Trustee/Affiant-Grantee

Sworn and subscribed to before me
this 16th day of December, 2025.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

EXHIBIT A

MAP & PARCEL: 118 02 0C 043.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. C-3, as shown on the Plan of Village South Condominiums, a Horizontal Property Regime, filed as Exhibit "E" to and established by the Master Deed of record in Instrument 200708210100079, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

SOURCE OF TITLE: Deed of record at Instrument No. 20150406-0029618, Register's Office, Davidson County, Tennessee.

SUBJECT TO all matters affecting this property that may be shown on any applicable recorded Plan, all existing restrictions, setback lines, and easements of record.

This property is commonly known as: 801 Inverness Avenue, Unit C3, Nashville, TN 37204.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE WAS MADE AT THE TIME OF THIS CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS OF REAL ESTATE IS NOT DIFFERENT FROM PREVIOUS DEEDS.