Karen Johnson Davidson County
Batch # 1367842 DEEDQC
01/09/2026 10:35:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002095

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 069.00

QUITCLAIM DEED

IN CONSIDERATION 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 Fidler Fortune and also 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 069.00

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

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-13 as specified on the Plat shown in the Master Deed, on the Plan of Village South 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 Village South Condominiums, of record under Instrument No. 20070821-0100079, 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 Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

SOURCE OF TITLE: Deed of record at Instrument No. 20140911-0083356, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property known as: 801 Inverness Drive, Unit D13, 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.