Karen Johnson Davidson County
Batch # 1396355 DEEDQC
03/23/2026 03:29:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260323-0023056

Prepared By:
Pillar Title and Escrow, LLC
4205 Hillsboro Pk., Suite 210
Nashville, Tennessee 37215

Address New Owner(s)
Ashley Godwin
1115 Quail Ct W, Nashville, Tennessee 37214
Nashville, Tennessee 37214

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
108 08 0B 013.00

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transaction is $10.00

AFFIANT

Subscribed and sword to me on the 20th day of March 2026

Notary Public

My Commission Expires: 7/3/27

QUITCLAIM DEED

WHEREAS, by Warranty Deed of record as Instrument No. 20170313-0024296, Register's Office for Davidson County, Tennessee, title to the real property described below was conveyed to Vanessa Hammonds, a single person; and

WHEREAS, by Quitclaim Deed of record as Instrument No. 20250528-0041855, Register's Office for Davidson County, Tennessee, said real property was conveyed from Vanessa Hammonds, an unmarried person, to "Vanessa Hammonds, as Trustee of Vanessa Hammonds Revocable Living Trust dated May 20, 2025"; and

WHEREAS, under The Vanessa Hammonds Revocable Living Trust dated May 20, 2025 (the "Trust"), upon the death of Vanessa Hammonds, Ashley Godwin became Successor Trustee of the Trust with authority to manage and distribute Trust assets, including real property;

NOW, THEREFORE, for and in consideration of Ten Dollars (10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ashley Godwin, as Successor Trustee of The Vanessa Hammonds Revocable Living Trust dated May 20, 2025** (hereinafter "Grantor"), does hereby quitclaim and convey unto **Ashley Godwin, a married woman** (hereinafter "Grantee"), the following described real property situated in Davidson County, Tennessee, to wit:

> A certain condominium apartment in Davidson County, Tennessee, being Unit 13, Lot No. 13 in a Horizontal Property Regime as shown on the condominium site plan of Section 2, Phase II, Quail Valley, of record in Plat Book 5200, page 395, of record in Instrument Number 20121213-0114811, Register's Office for said County, to which plat reference is hereby made for a more complete description. Grantor's source of title is Instrument Number 20170313-0024296, Register's Office for Davidson County, Tennessee. The real property is commonly known as 1115 Quail Ct W, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said property unto the Grantee, and Grantee's heirs and assigns forever, it being the intent of this conveyance to transfer all right, title, and interest of the Trust in and to the above-described real property to Grantee in her individual capacity, free and clear of all claims of the Grantor and all persons claiming by, through, or under the Grantor.

This conveyance is exempt from Tennessee Realty Transfer Tax pursuant to Tenn. Code Ann. § 67-4-409(a)(2), as this deed is executed by the trustee of a revocable living trust to implement distribution of real property to a trust beneficiary.

The Grantor, as Successor Trustee, certifies that the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect, and that the Grantor has full power and authority as Successor Trustee to convey the real property described herein pursuant to the Trust.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 20th day of March, 2026.

GRANTOR:

Ashley Godwin, as Successor Trustee of
The Vanessa Hammonds Revocable Living Trust
dated May 20, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Ashley Godwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as **Successor Trustee of The Vanessa Hammonds Revocable Living Trust dated May 20, 2025**, for the purposes therein contained.

Witness my hand and official seal, this the 20th day of March, 2026.

Notary Public

My commission expires: 7/7/27

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY