Karen Johnson Davidson County
Batch# 1400082 DEEDQC
04/01/2026 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0025792

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Elizabeth Warner Shayler 2556 Washington Lane Bethlehem, PA 18015	same	104 02 0Z 103.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dudley Warner, Trustee under the Elizabeth Royal Hopkinson Warner Trust dated January 8, 2003 (the "Grantor"), does hereby quitclaim, transfer and convey all of Grantor's right, title and interest in and to the following described property to Elizabeth Warner Shayler (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 103 of the Parthenon Park Townhomes, Phase I and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Dudley Warner, Trustee under the Elizabeth Royal Hopkinson Warner Trust dated January 8, 2003, by Warranty Deed dated May 10, 2007, from Thomas Statz and wife, Karen Statz, of record at Instrument No. 20070518-0059702, in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record at Instrument No. 20070605-0066851, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3161 Parthenon Avenue, #103, Nashville, Tennessee 37203.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including: Charter of Parthenon Park Townhomes Owner's Association, Inc. of record as Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee; Urban Zoning Overlay of record as Metro Ordinance BL2000-364, made applicable by Ordinance No. BL-2000-476, of records in the Metropolitan Clerk's Office for Davidson County, Tennessee; and Master Deed of record as Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 4th day of March, 2026.

GRANTOR:

ELIZABETH ROYAL HOPKINSON WARNER TRUST
DATED JANUARY 8, 2003

Dudley Warner, Trustee

Dudley Warner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dudley Warner, Grantor, who upon oath acknowledged that he is the Trustee of the Elizabeth Royal Hopkinson Warner Trust dated January 8, 2003, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 4th day of March, 2026.

Notary Public

My Commission Expires: 11-8-27

JERRY D. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(viii).

Affiant

Subscribed and sworn to before me this 4th day of March, 2026.

Notary Public

My Commission Expires: 11-8-27

JERRY D. MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 March 4, 2026.

Carla L Lovell

Carla Lovell

3-31-2026

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31 day of March, 2026.

Erica L Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON