| THIS INSTRUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(1)(D). |
|---|---|
| **Brett R. Carter**<br>Carter Shelton Jones, PLLC<br>2021 Richard Jones, Suite 240<br>Nashville, Tennessee 37215 | |

| Address of New Owner(s): | Send Tax Bills To: | Tax Map and Parcel Nos.: |
|---|---|---|
| The Mary Jane Donaldson Irrevocable Trust u/a dated May 19, 2026, Hannah Jane Page, Trustee<br>1413 Russell Street<br>Nashville, Tennessee 37206 | -SAME- | 104-06B-404.00CO |

## QUITCLAIM DEED

KNOW ALL PERSONS by these presents that MARY JANE DONALDSON, an individual (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim, transfer, and convey unto THE MARY JANE DONALDSON IRREVOCABLE TRUST u/a dated May 19, 2026, its successors and assigns, all rights, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference

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

Karen Johnson Davidson County
Batch # 1424079 DEEDQC
05/22/2026 08:21:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260522-0046718

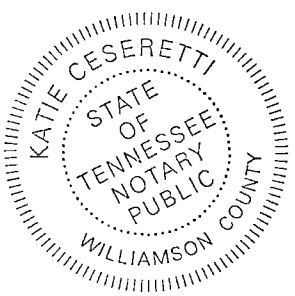
WITNESS my hand our hands this 19th day of _May, 2026.

MARY JANE DONALDSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jane Donaldson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2026.




Notary Public

My Commission Expires: 06/20/2027

## EXHIBIT A
## Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit No. 404 of Park Road Condominiums, a/k/a West End Park a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to Mary G. Lassiter and Robert H. Lassiter, wife and husband by Warranty Deed from William T. Stewart, a single man, of record in Instrument No. 20080421-0040125, Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 21, 2008.

Being the same property conveyed to Mary J. Donaldson, an unmarried woman, by Warranty Deed from Mary G. Lassiter and Robert H. Lassiter, wife and husband, of record in Instrument No. 20150701-0063484, Register's Office for Davidson County, Tennesse, dated June 30, 2015 and recorded on July 1, 2015.

This Conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 390, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park Road Condominiums, AKA West End Park of record in Book 5845, page 831, amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and 20140627-0056472, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5845, page 874, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5845, Page 824 and Instrument No. 20071221-0146695, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument No. 20020830-0105416, Register's Office for Davidson County, Tennessee.
- Quitclaim deed of record in Book 5845, page 899, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 3314 West End Avenue #404, Nashville, Tennessee 37203.