Karen Johnson Davidson County
Batch # 1456545 DEEDQC
08/07/2026 01:10:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260807-0073005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF July 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE ELIZABETH JOAN WINKLER REVOCABLE LIVING TRUST	**SAME**	**142 07 0C 079.00**
(NAME) **108 Newsom Green**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Elizabeth J. Winkler, an unmarried woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Elizabeth Joan Winkler, Trustee of THE ELIZABETH JOAN WINKLER REVOCABLE LIVING TRUST, dtd 07/30/2026,** established by **The Trust Agreement of THE ELIZABETH JOAN WINKLER REVOCABLE LIVING TRUST, dtd 07/30/2026,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 79 Ashley Green, a Horizontal Property Regime Established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record In Book 7184, page 44, Certificate of Correction and Affidavit of record In Book 7467, Page 279, First Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, arid Amendment to Master Deed for Ashley Green of record In Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Salvador Todaro and Charmaine Todaro, husband and wife by Warranty deed from Joan H. Estes, a widow, as to an undivided 50% interest, and Joseph C. Estes, Jr., unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, of record in Instrument No. 20170627-0064292 Register's Office for Davidson County, Tennessee, dated June 01, 2017 and recorded on June 27, 2017.

Further being the same property conveyed to Elizabeth J. Winkler, an unmarried woman, from Salvador

Todaro and Charmaine Todaro, husband and wife, by Warranty Deed dated September 7, 2023, of record in Instrument No. 20230911-0070978, Register's Office for Davidson County, Tennessee.

The said Elizabeth J. Winkler and Elizabeth Joan Winkler are one in the same person for purposes of this transaction.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on die plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **108 Newsom Green, Nashville, TN 37221.**

Witness our hands, this the 30th day of July, 2026.

Elizabeth J. Winkler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth J. Winkler** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 30th day of July, **2026.**

My Commission Expires: 1/22/2030

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030