Karen Johnson
Batch # 1465108
08/28/2026 11:19:58 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260828-0079952

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 17 DAY OF August 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JAN. 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 JOAN YVONNE O'SULLIVAN REVOCABLE LIVING TRUST	**SAME**	**128 13 0A 328.00**
(NAME) **328 Westfield Dr.**	(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, **Joan Y. O'Sullivan, a single woman,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Joan Yvonne O'Sullivan, Trustee of THE JOAN YVONNE O'SULLIVAN REVOCABLE LIVING TRUST, dtd 08/17/2026,** established by **The Trust Agreement of THE JOAN YVONNE O'SULLIVAN REVOCABLE LIVING TRUST, dtd 08/17/2026**, 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. 328 on the Plan of Westfield Condominiums, created under Title 66, Section 27-101 et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of the Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a complete and accurate description of said Unit.

Being the same property conveyed to Lisa C. Ballard, single by deed from Rebecca Ray Barron, now Hahn and husband Raymond F. Hahn, Jr. of record in Book 10557, page 142, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joan Y. O'Sullivan, a single woman, from Lisa C. Ballard, single, by Warranty Deed dated August 26, 2005, of record in Instrument No. 20050831-0104653, in the Register's Office for Davidson County, Tennessee.

The said Joan Y. O'Sullivan and Joan Yvonne O'Sullivan 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: **328 Westfield Drive, Nashville, TN 37221**

Witness our hands, this the 17th day of August, 2026.

Joan Y. O'Sullivan

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 **Joan Y. O'Sullivan** 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 17th day of August, **2026.**

My Commission Expires: 1/22/2030

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

Notary Public