Karen Johnson Davidson County
Batch# 1481136 DEEDQC
10/07/2026 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092160

*This Instrument Prepared by*:
**BARBARA J. MOSS, ATTORNEY**
**ELDER LAW OF NASHVILLE PLC**
4235 Hillsboro Pike
Nashville, TN 37215

From information furnished by the parties

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION

STATE OF TENNESSEE )
COUNTY OF DICKSON )

Sworn to and subscribed before me
This 18th day of September, 2026.

**Joan L. Achuff**, *Affiant*

**NOTARY PUBLIC**
My Commission Expires: 3-18-2030

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Tiffany L Townsend, *Trustee*<br>4502 Colorado Ave.<br>Nashville, TN 37209 | SAME | 142 13 0C 168.00 |

FOR NO MONETARY CONSIDERATION, I, JOAN L. ACHUFF, by these presents do hereby quitclaim and convey unto TIFFANY L. TOWNSEND, TRUSTEE OF THE JOAN L. ACHUFF IRREVOCABLE TRUST, all my right, title and interest in and to the following described tract of land :

Unit No. 9223 (Parcel No. 168), together with the carport designated No. 9223-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants

of River Plantation, Section Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3 , by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; Section Eleven, Phase 4, by annexation document of record in Book 11432 page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan L. Achuff by Thomas N. Hubbard and wife, Linda T. Hubbard, by Warranty Deed dated September 28, 2018, of record at Instrument No. 20181016-0102436, Register's Office for Davidson County, Tennessee.

This improved property is known as 9223 Sawyer Brown Road, Nashville, TN 37221.

Witness my hand this 18th day of September, 2026.

Joan Achuff

Joan L. Achuff

STATE OF TENNESSEE )
COUNTY OF DICKSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN L. ACHUFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of September, 2026.

MARK C ODLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DICKSON

**NOTARY PUBLIC**
My Commission Expires: 3-18-2030

# Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 18th day of September, 2026.

**Adam J. Berk**, *Affiant*

10/2/26
Date

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 2nd day of October, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027
SEAL

Stephanie L Whittin
**NOTARY PUBLIC**
My Commission Expires: May 3, 2027