Bill Garrett Davidson County
Batch# 28472 DEEDQC
11/21/2017 09:38:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171121-0119351

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 DEBORAH G. BLACKIE, AFFIANT Subscribed and sworn to before me, this 14th day of November, 2017. NOTARY PUBLIC My Commission Expires: May 3, 2021

KATIE AESCHLIMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DEBORAH G. BLACKIE, TRUSTEE 249 Cana Circle Nashville, TN 37205	New Owner	Map No.: 12-11-A Parcel No.: 249co

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Deborah G. Blackie, (f/k/a Deborah Lazaroff), ("Grantor") do hereby quitclaim, transfer and convey unto Deborah G. Blackie, Trustee of the Deborah G. Blackie Revocable Trust, created June 12, 2017, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below.

This is improved property known as 249 Cana Circle, Nashville, TN 37205, and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 249 of The Cloister at St. Henry, Phase 1B, 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 establishing The Cloister at St. Henry, Phase 1B,

of record in Book 6237, Page 665, in the 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, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentages as set forth in said Master Deed.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Leases(s) of record, beginning in Book 5961, page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument No. 20101228-0102374 and the leasehold interest of the current owner/occupants of the unit; Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah G. Blackie (f/k/a Deborah Lazaroff) from Alexander Lazaroff, Jr. by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20120710-0060361.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14th day of November, 2017.

Deborah G. Blackie, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Deborah G. Blackie**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of November, 2017.

Notary Public

My Commission Expires: May 3, 2021

