Karen Johnson Davidson County
Batch# 255834 DEEDQC
07/11/2019 01:54:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190711-0067798

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Susan A. Munao 5601 Cloverland Driver, Unit #130 Bretnwood, TN 37027
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	160-15-0C-024.00-CO
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4731 Trousdale Drive, Suite #13 Nashville, Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

THIS DEED, Made this 24th day of June, 2019 by and between Susan A. Munao, "Grantor", do hereby bargain, sell, release, remise, quitclaim and convey unto the Susan A. Munao Irrevocable Catastrophic Illness Trust, dated January 30, 2019, John Dreyer, Trustee, here as "Grantee", all rights, title and interest in and to the following described real estate, to-wit;

Land in Davidson County, Tennessee described as follows:

UNIT NO. 130 IN CLOVERLAND HALL, A HORIZONTAL PROPERTY REGIME, LOCATED AT THE CORNER OF OLD HICKORY BOULEVARD, CLOVERLAND DRIVE AND VALLEY VIEW ROAD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF CLOVERLAND HALL, RECORDED IN INSTRUMENT NO. 20021101-0134432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF CLOVERLAND HALL, CONDOMINIUM APARTMENTS, CONTAINED IN SAID MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20021105-0135643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JAMES RANDALL DURHAM AND WIFE, TAMMY DURHAM BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC.

OF RECORD AT INSTRUMENT NO. 20040528-0063297, DATED MAY 14, 2004 AND RECORDED ON MAY 28, 2004, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SUSAN A. MUNAO, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM JAMES RANDALL DURHAM AND WIFE, TAMMY DURHAM, OF RECORD 20130808-0083450, DATED 08/06/2013 AND RECORDED 08/08/2013, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS;

B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20021101-0134432; INSTRUMENT NUMBER 20021105-0135643; INSTRUMENT NUMBER 20090714-0065770; INSTRUMENT 20020925-0116817; BOOK 7686, PAGE 956; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS

Being an improved property known as 5601 Cloverland Drive, Unit #130, Brentwood, Tennessee 37027

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, We have hereunto set my hand on this the 24th day of June, 2019.

Susan A. Munao

Susan A. Munao

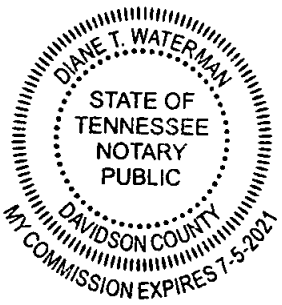
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Susan A. Munao** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of June, 2019.

Diane T. Waterman
Notary Public

My Commission Expires: 7-5-21



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Susan A. Munao
Affiant

Subscribed and sworn to before me this 24th day of June, 2019.

Diane T. Waterman
Notary Public

