Karen Johnson Davidson County
Batch# 258856 DEEDQC
07/19/2019 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190719-0070782

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Patricia Jo Murphy Affiant Subscribed and sworn to before me, this 17th day of July, 2019. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Patricia Jo Murphy, Trustee 403 Siena Drive Nashville, TN 37205	SAME	129 11 0A 403.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia Jo Murphy**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases

and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Patricia Jo Murphy, Trustee of the Patricia Jo Murphy Living Trust**, established by the Revocable Trust Agreement of Patricia Jo Murphy dated July 17, 2019, as amended and restated 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 and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of July, 2019.

Patricia Jo Murphy

Patricia Jo Murphy

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 Patricia Jo Murphy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of July, 2019.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Alice M. Bohannon

Notary Public

EXHIBIT A
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of The Cloister at St. Henry, Phase IA, a Horizontal Property Regime, 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 1A of record in Book 6042, Page 602, amended by Amendment to Master Deed in Book 6071, Page 149, as corrected in Book 6237, Page 660, 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, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Reference is hereby made to the plat for Phase 1A of Lot No. 2 The Cloister at Saint Henry of Record in Book 5200, Page 656, Register's· Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to Patricia J. Murphy by deed from Andrew B. Green, Executor of the Estate of Ann H. Green, of record as Instrument No. 20170911-0092892, Register's Office for Davidson County, Tennessee.

Patricia Jo Murphy and Patricia J. Murphy are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's State and County taxes which have been assumed by the Grantee; (2) Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C, (a Horizontal Property Regime) of record in Book 6042, Page 602 and amended in Book 6071, Page 149; (3) By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (Page 650), amended by Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; (4) Charter of record in Book 6076, Page 203; (5) Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374; (6) Terms and Provisions of Ground Lease dated August 31, 1982, of record in Book 5961, Page 657 (has been bought out with respects to this unit); (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157; (8) Easement for ingress and egress of record in Book 6673, Page 133; (9) Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870; (10) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County. Department of Water and Sewerage Services, of record in Book 6065, Page 127, Book 6065, Page 132, Book 7893, Page 299 and Book 7893, Page 451; (11) all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page·676, Book 6250, Page 914, and as shown on the Plat attached as Exhibit "8" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a condominium, recorded as Instrument No. 20101228-0102374: (12) All applicable governmental and zoning regulations.

This is improved property known as 403 Siena Drive, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

