Karen Johnson Davidson County
Batch# 272256 DEEDQC
08/16/2019 08:35:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190816-0081977

THIS INSTRUMENT PREPARED BY:
Paul A. Rutherford, Attorney
Rutherford & DeMarco
107 Music City Circle, Ste.106.
Nashville, TN 37214
(615)256-6681

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
Ashley Thomason Ellington Place Condominiums Unit 205 205 Ellington Place Madison, Tennessee 37115	Owner at same address	#051.10-0B-083.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the Charles R. Hawkins Living Trust, a Trust, for good and valuable consideration, hereby conveys, remises, releases and forever quitclaims unto **Ashley Thomason,** unmarried, it's entire right, title and interest in and to a certain tract parcel of land, situated at 205 Ellington Place, Madison, Tennessee 37115.

This property is further described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, Being Unit 205 in the Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a Unit plat of which is shown on Exhibit "C" of the Master Deed of record in Book 6894, Page 84, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular descriptions, and being part of the land shown on the Subdivision Ellington Place Condominiums, of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit. This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

Being the same property conveyed to the Charles R. Hawkins Living Trust by Special Warranty Deed, on May 8, 2015 from Fannie Mae a/k/a Federal National Mortgage Association, Instrument Number 20150302-0018083, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all conditions, easements; and all other matters of record is the Register's Office for Davidson County, Tennessee.

This property is a condominium, being Unit 205 at Ellington Place Condominiums, Madison, Tennessee, 37115, Davidson County, Tennessee.

WITNESS my hand on this 13th day of June, 2019.

Norma Hawkins TTEE
NORMA HAWKINS, TRUSTEE

STATE OF Arizona]
COUNTY OF Pima]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Hawkins, with whom I am personally acquainted and who acknowledged to me that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 13th day of June, 2019.

Savannah Tatro
NOTARY PUBLIC

SAVANNAH TATRO
Notary Public, State of Arizona
Pima County
Commission # 561471
My Commission Expires
March 11, 2023

My commission expires: March 11, 2023

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-), and is tax exempt under the provisions of Tennessee Code Annotated, § 67-4-409, et seq.. This property is conveyed pursuant to a Trust, created in the State of Arizona.

Norma Hawkins TTEE
Affiant

Sworn to and subscribed before me this 13 day of June, 2019.

Katherine Rogers
NOTARY PUBLIC

KATHERINE I. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

My commission expires: 03-07-23