Karen Johnson Davidson County
Batch# 340689 DEEDQC
01/09/2020 08:47:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200109-0003040

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Paul A. Healy, Trustee
Paul A. Healy Revocable Trust
2215 10th Avenue South
Nashville, TN 37204

Kathy-Anne Healy, Trustee
Kathy-Anne Healy Revocable Trust
2215 10th Avenue South
Nashville, TN 37204

Send Tax Bills To:
New Owners

Map and Parcel No.
105132A00200CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Paul Healy and Kathy-Anne Healy, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Paul A. Healy, Trustee, Paul A. Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest and unto **Kathy-Anne Healy, Trustee, Kathy-Anne Healy Revocable Trust Agreement dated July 25, 2000, as amended**, a fifty percent (50%) interest ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit B of 2202 11th Avenue South Townhomes, 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 Declaration of Covenants, Conditions and Restrictions for 2202 11th Avenue South Townhomes, of record in Instrument Number 20141003-0091612, 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 C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to **Paul Healy and Kathy-Anne Healy, husband and wife**, by Warranty Deed dated August 17, 2015, from **Randy E. Chance, married and Bryan A. Chance, married**, recorded in Instrument No. 20150826-0086344, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141003-0091612, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20141008-0093167, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20150422-0035938 and Instrument No. 20150422-0035941, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: **2202 B 11th Ave., S., Nashville, TN 37204.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 6th day of January 2020.

Paul Healy

Kathy-Anne Healy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Paul Healy**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kathy-Anne Healy**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ~~($0)~~.

Affiant

Sworn to and subscribed to before me, this the 6th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY