Karen Johnson Davidson County
Batch# 369399 DEEDQC
03/09/2020 12:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200309-0026246

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Donna L. Corbett

Donna L. Corbett, Affiant

Subscribed and sworn to before me, this 5th day of March, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
W. Lee Corbett and/or Donna L. Corbett and/or Benjamin Cooper Corbett, Trustees 16 Foxhall Close Nashville, TN 37215	SAME	131-01-0D-077.00-CO

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, **Donna L. Corbett**, 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 and the Grantor's spouse, 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 **W. Lee Corbett and/or Donna L. Corbett and/or Benjamin Cooper Corbett, Trustees of the Lee & Donna Corbett Living Trust, established by the Revocable Trust Agreement of W. Lee Corbett and Donna L. Corbett dated March 5, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 5th day of March, 2020.

Donna L. Corbett

Donna L. Corbett

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 Donna L. Corbett, 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 5th day of March, 2020.

My Commission Expires: 10-02-2023

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being all of Unit No. 77, (also known as 12-A), as shown on the Plan of Gerogetown Apartments - Condominium Apartments, a Horizontal Property Regime, established by the Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516; and on the plan of record in Plat Book 5200, Page 4, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which plat reference is hereby made for more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Donna L. Corbett by deed from Shane M. Pope, married, of record as Instrument No. 20160824-0088427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
•Taxes for the year 2016, a lien not yet due and payable;
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee;
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association with By-Laws appended thereto as Exhibit "C" of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Instrument No. 20120731-0067332, together with Appointment of Successor Trustee in Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee;
• By-Laws of record in Book 5211, Page 345, in the Register's Office for Davidson County, Tennessee;
• Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee;
• Easement for Overhead Lines granted to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee;

•Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee;
• Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee;
• Deed of Conveyance for Water and Sewer Services of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 5025 Hillsboro Pike, Unit 12A, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

