Karen Johnson Davidson County
Batch# 375918 DEEDQC
03/23/2020 12:12:30 PM 5 pgs
Fees: $32.00 Taxes: $0.00
20200323-0031475

FROM:

DOUGLAS WEIKERT &
PATRICIA J. KERNS,
AS TENANTS IN COMMON

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

DOUGLAS WEIKERT & PATRICIA J. KERNS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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.

Douglas R Weikert
Affiant

Subscribed and sworn to before me, this 20TH day of March, 2020.

Lindsay Hamada
Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Douglas Weikert and Patricia J. Kerns, JTWROS 6130 Robin Hill Road Nashville, Tennessee 37205	SAME	129 11 0A 013.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to

terminate a tenancy in common, and in lieu thereof to create a joint tenancy with rights of survivorship between us, we, Douglas Weikert and Patricia J. Kerns, hereby remise, release and quitclaim unto Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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.

And now, I, the said Jeffrey Mobley, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Douglas Weikert and Patricia J. Kerns, as joint tenants with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 19 day of MARCH, 2020.

Douglas Weikert

Patricia J. Kerns

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Weikert, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19TH day of March, 2020.

My Commission Expires: _____

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia J. Kerns, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19TH day of March, 2020.

My Commission Expires: _____

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 19TH day of March, 2020.

My Commission Expires: _____

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 113R, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase ID, a horizontal property regime established by Master Deed, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Phase I-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Ray Weikert and Patricia J. Kerns, by deed from Estate of Anna B. Varley, of record as Instrument No. 20060706-0080631, Register's Office for Davidson County, Tennessee. Douglas Ray Weikert and Douglas Weikert are one and the same person.

This conveyance is made subject to:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. By-Laws of The Cloister at St. Henry Phase IA, of record in Book 6042, page 650, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, and amended in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of The Cloister Owners' Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry Phase ID, of record in Book 6933, page 927, amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 197, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 6145, page 293, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
8. Ground Lease recorded in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
9. Nondisturbance Agreement of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
10. Resolution of record in Book 6527, page 700, Register's Office for Davidson County, Tennessee.

This is improved property known as 815 Marquette Drive, Nashville, Tennessee 37205.

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)

