**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd Ste. 130**
**Nashville, TN 37215**
**File 200325985**

Karen Johnson Davidson County
Batch# 406777 DEEDQC
05/27/2020 02:36:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200527-0054621

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is: $-0-.

KCW
Affiant

Subscribed and sworn to before me, this 19th day of May, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jodee Warwick<br>3506B Hillsdale Avenue<br>Nashville, TN 37205 | New Owner | 104-05-0O-002.00-CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jodee Warwick, Trustee of the Jodee S. Warwick Living Trust dated November 26, 2018,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jodee Warwick, an unmarried woman,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3506 Hillsdale Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160902-0092810, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jodee Warwick Trustee of the Jodee S. Warwick Living Trust dated November 26, 2018 by Quitclaim deed from Jodee S. Warwick, an unmarried woman of record in Instrument No. 20181213-0121542 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on December 13, 2018.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2020.

Jodee S. Warwick Living Trust dated November 26, 2018

Jodee S Warwick-Trustee

Jodee S. Warwick, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodee S. Warwick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for The Jodee S. Warwick Living Trust dated November 26, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 19th day of May 2020.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021