Karen Johnson Davidson County
Batch# 415548 DEEDQC
06/16/2020 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200616-0061939

FROM:

**SUSAN STUMB COONEY &
CHARLES HAYES COONEY, JR.,
AS JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

TO:

JEFFREY MOBLEY, TRUSTEE

FROM:

JEFFREY MOBLEY, TRUSTEE

TO:

**SUSAN STUMB COONEY &
CHARLES HAYES COONEY, JR.,
AS TENANTS IN COMMON**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
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.

Susan S Cooney
Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Susan Stumb Cooney and Charles Hayes Cooney, Jr., TIC 201 A Woodmont Circle Nashville, Tennessee 37205	SAME	116 08 0Q 002.00 CO

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 joint tenancy with right of survivorship, and in lieu thereof to create a tenancy in

common between us, we, Susan Stumb Cooney and Charles Hayes Cooney, Jr., 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 Susan Stumb Cooney and Charles Hayes Cooney, Jr., as equal tenants in common, 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 26th day of May, 2020.

Susan S Cooney

Susan Stumb Cooney

C. HAYES COONEY JR

Charles Hayes Cooney, Jr.

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, Susan Stumb Cooney, 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 26th day of May, 2020.

My Commission Expires: 10-02-2023

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Hayes Cooney, Jr., 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 26th day of May, 2020.

My Commission Expires: 10-02-2023

Notary Public

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

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 26th day of May, 2020.

My Commission Expires:

Notary Public

ALICE BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Kenner Manor Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20051230-0156803, as supplemented and amended in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned supplement and amendment to Master Deed of record in Instrument No. 20070628-0077173.

Being the same property conveyed to Susan Cooney and Charles H. Cooney, as joint tenants with right of survivorship, by deed from Frances B. Padgett, a 50% undivided interest, and Ronald Barry Dean, Executor of the Estate of Lon F. Raby, deceased, a 50% undivided interest, of record as Instrument No. 20200504-0046528, Register's Office for Davidson County, Tennessee. Susan Cooney and Susan Stumb Cooney are one and the same person. Charles H. Cooney and Charles Hayes Cooney, Jr. are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been assumed by the Grantees. Map and Parcel No. 116 08 0Q 002.00 CO.
2. 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 Kenner Manor Condominiums, of record in Instrument No. 20051230-0156803, as supplemented and amended in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the Supplement and Amendment to the Master Deed in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 A Woodmont Circle, 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)

