Karen Johnson Davidson County
Batch# 419720 DEEDQC
06/19/2020 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200619-0064976

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER H. 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-.

C. HAYES COONEY JR
Affiant

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

Notary Public
My Commission Expires: 10-02-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
CHC Residence Trust 201 A Woodmont Circle Nashville, Tennessee 37205	-SAME-	116 08 0Q 002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Charles Hayes Cooney, Jr.** (the "Grantor") hereby remises, releases and quitclaims unto **Jeffrey Mobley, Trustee of the CHC Residence Trust dated April 1, 2019** (the "Grantee"), and to the Grantee's successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest, consisting of an undivided one-half (1/2) tenant-in-common interest, in and to the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description is 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 26th day of May, 2020.

C. HAYES COONEY JR

Charles Hayes Cooney, Jr.

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 the undersigned 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

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 Jeffrey Mobley, Trustee by deed from Susan Stumb Cooney and Charles Hayes Cooney, Jr., as joint tenants with right of survivorship, and further conveyed to Susan Stumb Cooney and Charles Hayes Cooney, Jr., as equal tenants in common, by the same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20200616-0061939, Register's Office for Davidson County, Tennessee.

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)

