Karen Johnson Davidson County
Batch# 423119 DEEDQC
06/22/2020 01:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200622-0066852

THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
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--.

Alice M. Bohannon
Affiant

Subscribed and sworn to before me, this 18th day of June, 2020.

Brooke Rector
Notary Public

My Commission Expires: _____

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Karen L. Charlton, Trustee	1002 14th Street #4	
4210 Hillsboro Pike Apt. 207	Santa Monica, CA	131020H20700CO
Nashville, TN 37215	90403	

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, Karen L. Charlton, 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, 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 **Karen L. Charlton, Trustee of the Karen L. Charlton Living Trust dated July 12, 1993**, established by the Revocable Trust Agreement of Karen L. Charlton dated July 12, 1993, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 18th day of JUNE, 2020.

Karen L. Charlton

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen L. Charlton, 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 18th day of June, 2020.

My Commission Expires: Jul 23, 2021

Sam M Khatib
Notary Public

SAM M. KHATIB
Notary Public - California
Los Angeles County
Commission # 2206796
My Comm. Expires Jul 23, 2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 207, together with the appurtenant interest in the common elements of Hillsboro Quarters, II, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Third Amendment to the Master Deed in Instrument No. 20050425-0045365.

Being the same property conveyed to Karen L. Charlton, unmarried by deed dated September 30, 2009, from John Drew Hart and wife, Julie Taylor Hart, of record in Instrument No. 20091002-0091926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.

2. 1st Amendment to the By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee.

3. Dedication of common area to Hillsboro Quarters Condominiums Owner's Association, Inc. of record in Instrument No. 20041230-0155026 and Instrument No. 20061229-0161138, Register's Office for Davidson County, Tennessee.

4. Charter of Incorporation of Hillsboro Quarters Condominium Owner's Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee.

5. 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 Hillsboro Quarters, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, Register's Office for Davidson County, Tennessee.

6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et. seq.

7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4041, page 9, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record as Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee.

9. Easement to the State of Tennessee of record in Book 4426, page 398, Register's Office for Davidson County, Tennessee.

10. Storm water detention agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

