Karen Johnson Davidson County
Batch# 442571 DEEDQC
07/23/2020 08:31:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0080841

THIS DOCUMENT PREPARED BY **Stephanie J Edwards** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Jena R. Thomas Affiant Subscribed and sworn to before me, this 17th day of July, 2020. Notary Public My Commission Expires:

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Jean Locke Thomas and Joshua Jackson Thomas, as tenants by the entirety 1145 Cahal Unit B Nashville, Tennessee 37206	SAME	104 09 OU 006 00

QUITCLAIM DEED

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, I, **Jean Locke Thomas**, **formerly known as Jena Elyse Locke**, hereinafter called the Grantor, has quitclaimed, and by these presents does transfer, convey, release and quitclaim unto **Jean Elyse Thomas and husband, Joshua Jackson Thomas, as tenants by the entirety**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee

more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Stephanie J Edwards or Carter Shelton Jones, PLC perform a title examination; and that neither Stephanie J. Edwards nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of July, 2020.

Jena L. Thomas

Jena Locke Thomas, formerly known as Jena Elyse Locke

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Locke Thomas, 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, at office, this 17th day of July, 2020.

Notary Public

My Commission Expires:

STEPHANIE J. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. B2, together with the appurtenant interest in the common elements of The Historic Elmington Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to Elmington Nashville LLC, an Ohio Limited Liability Company by deed dated 02/29/08 from Elmington Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080303-0020950, Register's Office for Davidson County, Tennessee.

Being the property conveyed to Jean Elyse Thomas from Elmington Nashville, LLC, an Ohio Limited liability company of record in Instrument No. 20101025-0085430, Register's office for Davidson County, Tennessee, and modified by Warranty Deed of Correction in Instrument No. 20101104-0088458, Register's office for Davidson County, Tennessee.

Permitted Encumbrances

1. Taxes for the year 2010, a lien, which have been paid by the Grantor.
2. Covenants, Condition, 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 Historic Elmington Condominium, of record in Instrument No. 20081103-0109021, amended in Instrument No. 20090623-0058248, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Sec. 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 332, page 154, Register's Office for Davidson County, Tennessee.
5. Terms, Conditions and Restrictions of Conservation Zoning of record as Bill No. B12005-615, Metro Clerk's Office for Davidson County, TN, together with any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.
6. Terms, Condition and Restrictions of Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.