THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 453967 DEEDQC
08/11/2020 08:44:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200811-0089041

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Sue Jones, Trustee 405 Siena Drive Nashville, TN 37205	New Owner	129-11-0-A-405.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

MARY SUE JONES, unmarried,

by these presents does hereby remise, release and quitclaim unto

MARY SUE JONES, as Trustee of the Mary Sue Jones Revocable Trust dated November 22, 2017,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of her right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 405 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6042, Page 602, as amended in Book 6071, Page 149, Book 6237, Page 660, and modified in Book 6527, Page 700, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plan for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, as revised in Book 5200, Page

656, and Book 6250, Page 924, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed by Warranty Deed from CAROLA A. TWIGG, unmarried, and JAMES A. RAMSEY and wife, VICTORIA T. RAMSEY, to MARY SUE JONES, unmarried, dated July 2, 2020, of record in Instrument No. 20200706-0072365, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

BEING improved property known as 405 Siena Drive, Nashville, Tennessee 37205.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

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

WITNESS my hand this 5 day of August 2020.

Mary Sue Jones
MARY SUE JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY SUE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of August 2020.

David P. Cook
Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23