BOX #14

G#33380-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 469078 DEEDQC
09/03/2020 09:42:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200903-0100289

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 2nd day of September 2020.

Notary Public

My commission expires: Nov. 8th 2021

(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Judith T. Tambourine, Trustee	**CapStar Bank**	**117 15 0 H 001 00 CO**
4104A Lone Oak Road	**2002 Richard Jones Rd, Ste A300**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Judith Thielemann Tambourine, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Judith T. Tambourine, Trustee of the Judith T. Tambourine Revocable Trust, under Trust Agreement dated February 21, 2006

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HER SUCCESSORS IN TRUST, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of Birdhaven Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Birdhaven Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060601-0064670, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Birdhaven Townhomes, shown on Exhibit "A" to the said Declarations of record in Instrument No. 20060601-0064670, said Register's Office, for a more complete identification and description of said unit.

BEING the same property conveyed to Judith Thielemann Tambourine, an unmarried woman, by Warranty Deed dated July 21, 2020, from Gary A. Patterson and John C. Horner-Patterson, formerly known as John C. Horner, a married couple, of record in Instrument No. 20200722-0080501, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "A" to the Declarations of record in Instrument No. 20060601-0064670, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for Birdhaven Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060601-0064670 and By-Laws of Birdhaven Townhomes Corporation appended thereto, and Attorney's Certificate further attached thereto as Exhibit "C", Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instrument of record in Book 1165, Page 562, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Plan of record in Plat Book 1130, Page 30, said Register's Office; and,

5) Taxes for the current year which have been assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: 4104A Lone Oak Road, Nashville, TN 37215.

Witness my/our hand(s) this 2nd day of Sept, 2020.

Judith Thielemann Tambourine

Judith Thielemann Tambourine

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 **Judith Thielemann Tambourine,** the 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 and official seal at Nashville, Tennessee, this 2nd day of September, 2020.

Jessica D. Puckett

Notary Public

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov. 8th, 2021