Karen Johnson Davidson County
Batch# 481124 DEEDQC
09/22/2020 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200922-0108820

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, 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--. Affiant Subscribed and sworn to before me, this 22nd day of September, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers
John Joseph Dumphy and/or Catherine Ann Dumphy, Trustees 201F Burns Avenue Nashville, Tennessee 37203	SAME	104 02 3Q 010.00

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, **John Joseph Dumphy and wife, Catherine Ann Dumphy**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **John Joseph Dumphy and/or Catherine Ann Dumphy, Trustees of the John & Catherine Dumphy Living Trust, established by the Revocable Trust Agreement of John Joseph Dumphy and Catherine Ann Dumphy dated September 22, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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, including but not limited to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

WITNESS our hands this 22nd day of September, 2020.

John Joseph Dumphy

Catherine Ann Dumphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Joseph Dumphy and Catherine Ann Dumphy, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of September, 2020.

ALICIA M. BUHANNON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

A certain townhome located in Davidson County, Tennessee, being Unit No. 10 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to John Joseph Dumphy and Catherine A. Dumphy, husband and wife, by deed from Regent Homes, LLC a Tennessee limited liability company, of record as Instrument No. 20191030-0111579, Register's Office for Davidson County, Tennessee.

Catherine Ann Dumphy and Catherine A. Dumphy are one and the same person.

This is improved property known as 201F Burns Avenue, Nashville, Tennessee 37203.

EXHIBIT B

Limitations, Restrictions and Encumbrances

This conveyance is subject to the following:

1. Current and subsequent years' State and County taxes, which have been assumed by the Grantees.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180628-0062581, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. By-Laws of record in Instrument Number 20180703-0064377, Register's Office for Davidson County, Tennessee.

4. Charter for HOA of record in Instrument Number 20180621-0060069, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record as Instrument Number 20160329-0029393, Register's Office of Davidson County, Tennessee.

6. Subject to all matters shown on the Plan of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Instrument Number 20171031-0111651, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer Easement of record in Book 1174, page 614, Register's Office for Davidson County, Tennessee.

9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, Julia C. Hunt, 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)

