Karen Johnson Davidson County
Batch# 546247 DEEDQC
01/05/2021 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0001224

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 30th day of December, 2020. Notary Public My Commission Expires:

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Madalyn Wilkins, Trustee, et al. 5115 B Hilson Road Nashville, Tennessee 37211	SAME	161 07 0A 001.00

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, **Madalyn Wilkins**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, 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 **Jonathan Wilkins, Trustee of the MW Hilson Cottage Trust dated December 30, 2020**, and his successors and assigns, hereinafter the Grantee, with full power to sell or encumber the property without the consent of any beneficiary.

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 30th day of December, 2020.

Madalyn Wilkins

Madalyn Wilkins

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 Madalyn Wilkins, 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 30th day of December, 2020.

My Commission Expires:

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements, of 5115 Hilson Cottages, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 5115 Hilson Cottages, a horizontal property regime with private elements, of record in Instrument No. 20140730-0067959, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of Plat of 5115 Hilson Cottages, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5115 Hilson Cottages provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Madalyn Wilkins and Jonathan Wilkins, wife and husband and Homer Wilkins, by deed from Edgardo Padilla, and Danielle Padilla, f/k/a Danielle Stolt, husband and wife, of record as Instrument No. 20190506-0042284, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jeffrey Mobley, Trustee, by deed from Madalyn Wilkins and Jonathan Wilkins, wife and husband, and being further conveyed to Madalyn Wilkins and Jonathan Wilkins, as equal tenants in common, by the same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20210104-0000039, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) current and subsequent years' State and County taxes, which have been assumed by the Grantee; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

This is improved property known as 5115 B Hilson Road, Nashville, Tennessee 37211.

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)

