Karen Johnson Davidson County
Batch# 597773 DEEDQC
03/23/2021 09:39:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210323-0037917

This Instrument Prepared by:
STEPHEN WORSHAM, Attorney at Law
ROBERTSON, WORSHAM,
GREGORY & GIFFIN PLLC Attorneys At Law
105 West Lincoln Street
Post Office Box 790
Tullahoma, TN 37388

This Deed is Based Upon Information Furnished the Preparer Hereof and Not Otherwise Verified and was prepared without the benefit of a title search or survey

Davidson County Tax Information
Map: 093 05 2A
Parcel: 113.00

NAME AND ADDRESS OF OWNER:
Linda W. Thoma
114 Old Shelbyville Hwy
Tullahoma, TN 37388-4701

NAME AND ADDRESS OF PARTIES RESPONSIBLE FOR TAXES:
Same as Above

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L.W.T. PROPERTIES, LLC,** (Grantor) does hereby demise, release, and forever quitclaim unto **LINDA W. THOMA,** her heirs and assigns, all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, with all improvements situate thereon, bounded and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 302, Watauga Condominiums, Formerly Polk Manor, A Condominium, as established under Amended and Restated Master Deed of record in Instrument No. 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is made for a more particular description of said unit.

Subject to terms and provisions of the Articles of Incorporation of Watauga Condominiums, Inc., record as Instrument No. 20061017-0128710.

Certification of Electronic Document recorded as Instrument No. 20061026-0132845.

Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the master Deed of record in Book 6339, Page 281, as amended in Book 6697, Page 889, as amended in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc. Recorded in Instrument No. 20061005-0123859.

Commonly known as 222 Polk Avenue, Apartment 302, Nashville, Tennessee 37203.

Being the same property conveyed to Busch H. Thoma by Deed dated July 16, 2010 of record in the Register of Deeds Office of Davidson County, Instrument No. 20100804-0061257.

Being the same property heretofore conveyed by Busch H. Thoma to Linda W. Thoma by document dated January 8, 2013 of record in Davidson County Register of Deed's Office, Davidson County number 20130118-0006255.

And also being the same property to the Grantor here in by Quitclaim Deed dated July 22,2020, of record in Davidson County Register of Deed's Office, Davidson County instrument number 20200721-0080064.

Property Address: 222 Polk Avenue, Apartment 302, Nashville, Tennessee 37203

WITNESS MY SIGNATURE as of the 17th day of March, 2021.

LINDA W. THOMA for L.W.T. PROPERTIES, LLC

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, Stephen M. Worsham, a Notary Public in and for said County and State, **LINDA W. THOMA**, the within named bargainor, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY SIGNATURE and official seal at Tullahoma, Tenn., this 17th day of March, 2021.

STEPHEN M. WORSHAM
STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My commission expires:
6-18-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF COFFEE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 17th day of March, 2021.

DESIREE F. PORTER
STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My commission expires:
3/18/22

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