Karen Johnson Davidson County
Batch# 617248 DEEDQC
04/16/2021 03:27:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210416-0051493

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Judith Conners Ware Trust
Judith Conners Ware, Trustee
905 Glenmary Court
Nashville, TN 37205

Send Tax Bills To:
Same

Map/Parcel Number:
129 11 0A 905.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Judith Ware (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Judith Conners Ware, Trustee, and her successors in trust, of the Judith Conners Ware Trust dated April 5, 2021 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 94L, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with undivided percentage in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, for the property identification, as found in Book 6933, page 980, said Register's Office. Also of record in Plat Book 6250, page 979, said Register's Office.

Being the same property conveyed to Judith Ware, an unmarried woman, by Warranty Deed from Martha G. Likins dated May 31, 2018 and filed for record on June 1, 2018 in Instrument Number 20180601-0052248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.

2) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.,* incorporated herein by reference.

3) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

The legal description is the same as the previous deed of record.

This is improved property known as 905 Glenmary Court, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020, and Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13th day of April, 2021.

Judith Conners Ware

Judith Ware, Grantor

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed – Glenmary Court, Nashville, TN
Grantor Notary Acknowledgement

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020, and Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Judith Ware, Grantor, 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 and seal at office in Nashville, Tennessee, this 13th day of April, 2021.

Jerrie J. Chilcote
Notary Public

My Commission Expires: 10-02-2023

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilote
My Commission Expires
October 2, 2023
STATE OF TENNESSEE

[Additional Pages Follow]

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020, and Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Judith Conners Ware
Judith Ware, Affiant

April 13, 2021
Date

[Affiant Notary Acknowledgement on Next Page]

Quitclaim Deed – Glenmary Court, Nashville, TN
Affiant Notary Acknowledgement

This document is executed in compliance with, as applicable, Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020, Executive Order No. 52 by Tennessee Governor Bill Lee, dated June 29, 2020, Executive Order No. 61 by Tennessee Governor Bill Lee, dated August 28, 2020, Executive Order No. 64 by Tennessee Governor Bill Lee, dated September 29, 2020, Executive Order No. 66 by Tennessee Governor Bill Lee, dated October 28, 2020, Executive Order No. 72 by Tennessee Governor Bill Lee, dated December 22, 2020, and Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021.

The foregoing Affiant Statement is subscribed and sworn to before me this 13th day of April, 2021.

Jerrie J. Chilcote
Notary Public

My Commission Expires: 10-2-2023



NOTARY PUBLIC
Jerrie J. Chilote
My Commission Expires
October 2, 2023
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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.

Carla Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of April, 2021.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY