Karen Johnson Davidson County
Batch# 715869 DEEDQC
09/15/2021 09:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210915-0123580

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--. Frances K Woodroof Affiant Subscribed and sworn to before me, this 6th day of July, 2021. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Frances K. Woodroof, Trustee 223 Stoners Glen Court Hermitage, Tennessee 37076	SAME	064 16 0A 128.00 CO 075 15 0A 223.00 CO

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, **Frances K. Woodroof**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, 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 **Frances K. Woodroof, Trustee of The Frances K. Woodroof Living Trust**, established by the Revocable Trust Agreement of Frances K. Woodroof dated September 29, 2009, as amended and restated on July 6, 2021, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of July, 2021.

Frances K. Woodroof

Frances K. Woodroof

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 Frances K. Woodroof, 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 6th day of July, 2021.

My Commission Expires: _____

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

Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Descriptions

(Ed Woodroof died on December 8, 2020.)

064 16 0A 128.00 CO – 128 General Jackson Lane, Unit 2, Hermitage, Tennessee 37076

Land in Davidson County, Tennessee, being Unit No. 128, on the plan of Jackson Meadows, Phase I, Section I, of record in Plat Book 5200, Page 362, Register's Office for said County, to which plan reference is hereby made for a more complete description, being further established by the Master Deed of record in Book 7433, Page 236, in the Register's Office of Davidson County. Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ed Woodroof and Frances Woodroof, husband and wife, by deed from Patricia H. Crocker, an unmarried woman, of record as Instrument No. 20130604-0056160, Register's Office for Davidson County, Tennessee.

Frances K. Woodroof and Frances Woodroof are one and the same person.

All matters as set forth per plat of record in Plat Book 5200 Page 362, said Register's Office.

Master Deed Establishing Horizontal Property Regime of Jackson Meadows of record in Book 7433, Page 236, said Register's Office.

Charter of record in Book 5796, Page 43, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 128 General Jackson Lane, Unit 2, Hermitage, Tennessee 37076.

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075 15 0A 223.00 CO – 223 Stoners Glen Court, Hermitage, Tennessee 37076

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

BEING Unit No. 223, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ed Woodroof and wife, Frances K. Woodroof, by deed from Frank Batson Homes, Inc., of record as Instrument No. 20020807-0095107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200005260052723; Instrument 200012150123565; and Instrument 200201150006136, said Register's Office.

This conveyance is made subject to: (1) Current year's State and County taxes, which have been assumed by the Grantee; (2) All matters appearing on the Plan of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, said Register's Office.

This is improved property known as 223 Stoners Glen Court, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021.

09-13-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

