Karen Johnson Davidson County
Batch# 722885 DEEDQC
09/23/2021 12:12:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210923-0128055

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a trust.

Mary Matthews-Fadel

Affiant

Subscribed and sworn to before me, this 15th day of September 2021

Justin Gilbert

Notary public

My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Mary Matthews-Fadel Irrevocable Trust 259 Cana Circle Nashville, TN 37205	Mary Matthews-Fadel Irrevocable Trust 259 Cana Circle Nashville, TN 37205	129 11 0A 259.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mary Matthews-Fadel, does hereby quitclaim, transfer and convey unto Claire M. Kuck, Trustee of the Mary Matthew-Fadel Irrevocable Trust dated September 15, 2021, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Mary Matthews-Fadel, from Peggy Self Hollis, unmarried, by Warranty Deed dated February 24, 2021, and recorded on March 2, 2021, as Document No. 20210302-0026552, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 259 Cana Circle, Nashville, Tennessee 37205

Witness my hand this 15th day of September 2021.

Mary Matthews-Fadel

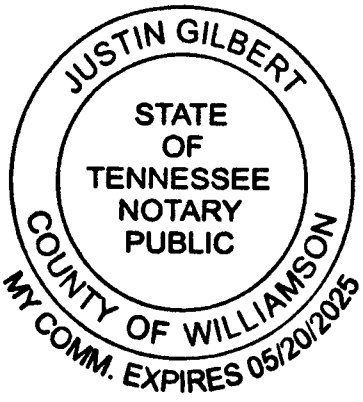
Mary Matthews-Fadel, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, Mary Matthews-Fadel, as Grantor, 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, at office, this day, September 15, 2021.

[Seal]



Justin Gilbert

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 259 of The Cloister at St. Henry, Phase IC, a Condominium Development 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 Master Deed establishing The Cloister at St. Henry, Phase IC of record in Book 6675, page 173, amended in Instrument No. 20101228-0102374, Registers 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.