THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 745483 DEEDQC
10/28/2021 10:03:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211028-0144763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires March 13, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy E. Huggins 309 Cana Circle Nashville, TN 37205	New Owner	129110A50900CO

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, **Nancy E. Huggins, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Julia Armstrong, unmarried and Nancy E. Huggins, unmarried** as Joint Tenants with Right of Survivorship, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 309, as shown on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to James Richard Johnson, unmarried and Nancy E. Huggins, unmarried, as joint tenants with right of survivorship by Warranty Deed dated March 15, 2014 from Barbara Bentley, unmarried of record in instrument No. 20140416-0031674 Register's Office for Davidson County, Tennessee. James Richard Johnson having since deceased on September 28, 2021 in Davidson County, Tennessee.

This is improved property known as 309 Cana Circle, Nashville, TN 37205.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2021.

Nancy E. Huggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nancy E. Huggins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 13, 2022