Karen Johnson Davidson County
Batch# 759545 DEEDQC
11/23/2021 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211123-0155323

THIS INSTRUMENT PREPARED BY:
Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Cassandra Wade Winsett
Affiant

Subscribed and sworn to before me, this 16th day of November, 2021.

Notary Public

My Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Cassandra Wade Winsett, Trustee 648 Timber Lane Nashville, TN 37215	SAME	Map 117-02-C Parcel 25.00CO

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, **Cassandra Wade Winsett**, 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 **Cassandra Wade Winsett, Trustee of the Cassandra Wade Winsett Living Trust, established by the Revocable Trust Agreement of Cassandra Wade Winsett dated November 16, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of November, 2021.

Cassandra Wade Winsett

Cassandra Wade Winsett

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 Cassandra Wade Winsett, 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 16th day of November, 2021.

My Commission Expires: _____

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Regency Park, of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, together with the carport designated No. 25-A as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws, thereunto attached and exhibited, of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Cassandra W. Winsett, by deed from Carrie E. Proctor, of record as Instrument No. 20091104-0101765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.

2. All matters contained in the Master Deed establishing a Horizontal Property Regime of Regency Park of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 3815, page 788, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, amended and restated in Book 11288, page 513, and Instrument 200310290159210 and Instrument 200505310060994, Register's Office for Davidson County, Tennessee.

Cassandra Wade Winsett and Cassandra W. Winsett are one and the same person.

This is improved property known as 648 Timber Lane, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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 November 16, 2021

11-17-2021
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of November, 2021.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

