Karen Johnson Davidson County
Batch# 799612 DEEDQC
02/03/2022 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220203-0012824

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Sharon Richardson Affiant Subscribed and sworn to before me, this 27th day of December, 2021. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Sharon Butler Richardson, Trustee 902 Glenmary Court Nashville, TN 37205	SAME	129-11-0A 902.00 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, Sharon B. Richardson, 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 **Sharon Butler Richardson and/or Dawn Butler Spikes and/or Kristin Butler Braaksma, Trustees of the Sharon Butler Richardson Living Trust**, established by the Revocable Trust Agreement of Sharon Butler Richardson dated December 27, 2021, as amended and restated from time to time, and to their 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 27th day of December, 2021.

Sharon B Richardson

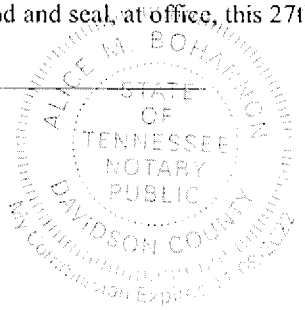
Sharon B. Richardson

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 Sharon Butler Richardson, 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 27th day of December, 2021.

My Commission Expires: _____



Alice M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No 96-L as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 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 Sharon B. Richardson by Warranty Deed from Frances H. Dillon, by Cassandra Estes, Attorney in Fact as recorded on March 6, 2015 in Instrument No. 20150312-0021351, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2020 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6250, Page(s) 979, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20101228-0102374 amended at Instrument No. 20140219-0014189, said Register's Office; (d) Charter of the Cloister Owners Association recorded in Book 6076, page 203 and Instrument Nos. 20140219-0014188, 20140507-0039179 and 20140507-0039180, said Register's Office; (e) Master Deed establishing PHASE ID, CLOISTER AT ST. HENRY REVISED of record in Book 6933, Page 927, as amended by instrument(s) of record in Book 7404, Page 766, said Register's Office; (f) Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20131021-0109631, said Register's Office; (g) Stormwater Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, said Register's Office; (h) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4191, Page 157, said Register's Office; (i) Ground Lease recorded in Book 6922, Page 282 and Non-Disturbance Agreement recorded in Book 7306, Page 289, said Register's Office.

Sharon Butler Richardson and Sharon B. Richardson are one and the same person.

This is improved property known as 902 Glenmary Court, Nashville, Tennessee 37205.

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 December 27, 2021.

01-25-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of January, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

