Karen Johnson Davidson County
Batch# 831018 DEEDQC
03/30/2022 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220330-0036815

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--. Fyke Farmer, Jr. Affiant Subscribed and sworn to before me, this 1st day of March, 2022. 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:
Fyke Farmer, Jr., Trustee 206 Miles Court Nashville, TN 37205	SAME	129-11-0A-016.00 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, **Fyke Farmer, Jr.**, 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 **Fyke Farmer, Jr., Trustee of the Fyke Farmer, Jr. Living Trust, established by the Revocable Trust Agreement of Fyke Farmer, Jr. dated March 1, 2022**, as amended and restated from time to time, and to his 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 1st day of March, 2022.

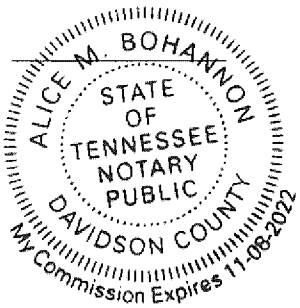
Fyke Farmer, Jr.

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 Fyke Farmer, Jr., 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 1st day of March, 2022.

My Commission Expires:



Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 115-L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, 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 amore 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 Fyke Farmer, Jr., and Elizabeth Farmer, husband and wife, by deed from Charles T. Wehby and Sally J. Wehby, Trustees of the Charles & Sally Wehby Living Trust dated December 17, 2014, of record in Instrument No. 20191120-0119674, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended and supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 129-11-0A-016.00-CO.

Matters shown on the Boundary Plan of record in Plat Book 5200, page 455, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 979, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6862, page 384, said Register's Office.

Vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unity (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the Fee Simple Interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

Ground Lease of record in Book 6922, page 282, said Register's Office.

Master Deed of record in Book 6933, page 927, and amended in Book 7404, page 766 said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20101228-0102374, said Register's Office.

ByLaws for The Cloister at St. Henry of record in Book 6042, at page 644, (Master Deed of record in Book 6042, page 602) amended in Book 6519, page 187, Book 7590, page 273 and Instrument No. 20140219-0014189, said Register's Office.

Elizabeth Farmer died on December 27, 2021.

This is improved property known as 206 Miles Court, Nashville, TN 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 March 1, 2022.

03-23-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

