Karen Johnson Davidson County
Batch# 853768 DEEDQC
05/11/2022 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220511-0054063

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--. Affiant Subscribed and sworn to before me, this 6th day of April, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2022

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret J. Smith and/or Frances J. Niarhos, Trustees 4215 Harding Pike #301 Nashville, TN 37205	SAME	103160B02400CO

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, **Ellen P. Johnson**, hereinafter called 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 **Margaret J. Smith and/or Frances J. Niarhos, Trustees of the Ellen P. Johnson Trust dated April 6, 2022**, 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 6th day of April, 2022.

Ellen P. Johnson

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 Ellen P. Johnson, 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 6th day of April, 2022.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A
Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units 301 and 302 on the plan of Windsor Tower, a Condominium, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided 1.53% (.765% per unit) in the common elements of 4215 Harding Road Homeowner's Association, as described in Book 5313, Page 338, said Register's Office.

Being the same property conveyed to Ellen Johnson by deed from the Estate of Martha B. Short, of record as Instrument No. 20130402-0032029, Register's Office for Davidson County, Tennessee.

Ellen Johnson and Ellen P. Johnson are one and the same person.

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 or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of WINDSOR TOWER CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 71.

Terms and provisions of by-Laws recorded in Book 5313, Page 358.

Charter of Homeowners Association recorded in Book 5297, Page 370.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WINDSOR TOWER CONDOMINIUM APARTMENTS of record in Book 5313, Page 338 and Book 8666, Page 789; also subject to easements, rights and interests 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 building thereon.

Easement recorded in Book 3956, Page 943.

Easement to Comcast recorded at Instrument No. 20110301-0016521.

This is improved property known as 4215 Harding Pike, Unit 301, 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 April 6, 2022.

05-03-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of May, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

