Karen Johnson Davidson County
Batch# 853808 DEEDQC
05/11/2022 01:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220511-0054160

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36937-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 29 day of April, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Mary A. Hackett 1125 10th Avenue North Unit 316 Nashville, TN 37208	First Community Mortgage 262 Robert Rose Drive Suite 200 Murfreesboro TN 37129	081 16 2B 316.00 CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Michael S. Allwine, as Trustee of the Michael S. Allwine Revocable Trust Declaration under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022 ("Grantor")** does hereby quitclaim, transfer and convey unto **Mary A. Hackett, an unmarried woman ("Grantee")**, her heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1125 10th Avenue North, Unit 316, Nashville, Davidson County, Tennessee 37208.

Whenever used, the singular 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 29 day of April, 2022.

GRANTOR:

Michael S. Allwine, as Trustee of the Michael S. Allwine Revocable Trust Declaration under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022

STATE OF CA

COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Allwine, as Trustee of the Michael S. Allwine Revocable Trust Declaration under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2022.

Notary Public
My Commission Expires: 6/29/25

Notary Certificate attached/affixed pursuant
☒ CA Civil Code § 1189
☐ CA Government Code § 8202

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 4/29/2022 before me, Kristian A Anderson | Notary Public
(insert name and title of the officer)

personally appeared Michael S. Allwine,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

KRISTIAN A. ANDERSON
Notary Public - California
Orange County
Commission # 2363323
My Comm. Expires Jun 29, 2025

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Unit No. 316, of Ludlow Flats, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ludlow Flats, of record in Instrument Number 20190918-0094881, and amended in Instrument Number 20191009-0103618, Instrument Number 20191011-0104471 and by First Amendment to Declaration recorded as Instrument No. 20201208-0142244; Second Amendment to Declaration recorded as Instrument No. 20210412-0048609; Third Amendment to Declaration recorded as Instrument No. 20210427-0056048, and Fourth Amendment to Declaration recorded as Instrument No. 20210607-0075890, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interest 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 buildings thereof.

Together with the special rights to use the limited common elements as set out in Article II, as Amended in Instrument Number 20201208-0142244 of the Declaration of Ludlow Flats and certain parking space number 30.

Being the same property conveyed to Michael Stephen Allwine by Warranty Deed from Lflats, LLC, a Tennessee limited liability company, of record in Instrument No. 20211025-0143273, in the Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021.

Being the same property conveyed to Michael S. Allwine, as Trustee of the Michael S. Allwine Revocable Trust Declaration under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022, by Quitclaim Deed dated February 8, 2022 from Michael Stephen Allwine, recorded on March 15, 2022 in Instrument No. 20220315-0029937, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Mary A. Hackett, unmarried woman, by Warranty Deed from Michael Allwine, a single man, of record in Instrument No. 20220325-0034552, in the Register's Office for Davidson County, Tennessee. By inadvertence and mistake, the said Warranty Deed named the Grantor therein as Michael Allwine instead of the correct Grantor name, which should have been Michael S. Allwine, as Trustee of the Michael S. Allwine Revocable Trust Declaration under trust agreement dated December 4, 2015, as amended and restated on February 8, 2022. This Quitclaim Deed is being executed to rectify and render effective the intended conveyance to Mary A. Hackett.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/29/22

GEORGE E. MUDTER, JR.
Dated 4/29/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

