Karen Johnson Davidson County
Batch# 860393 DEEDQC
05/20/2022 04:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0059208

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Carolyn S. Wenzel, Trustee	FIFTH THIRD BANK, N.A.	104 16 0J 012.00
Carolyn S. Wenzel Trust	5001 Kingsley Drive	
1701 Blair Blvd, Unit 9	MD 1MOBAT	
Nashville, TN 37212	Cincinnati, OH 45263	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Carolyn Sue Wenzel, being one and the same person as Carolyn Wenzel Schott (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Carolyn S. Wenzel, Trustee, and her successors in trust, of the Carolyn S. Wenzel Trust dated February 17, 2022, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 12 of The Jenkins, a Planned Unit Development as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Carolyn Wenzel Schott, an unmarried woman, by Warranty Deed from Blair & Belmont, LLC, a Tennessee limited liability company, of record at Instrument No. 20170726-0075604, Register's Office for Davidson County, Tennessee. By Order of the Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County, Part III, dated January 11, 2022, at Docket No. 21-1259-III, the said Carolyn Wenzel Schott is now known as Carolyn Sue Wenzel.

The legal description is the same as the previous deed of record.

This is improved property known as 1701 Blair Blvd, Unit 9, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 17th day of February, 2022.

Carolyn Sue Wenzel, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn Sue Wenzel, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 17th day of February, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Affiant

Subscribed and sworn to before me this 17th day of February, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 February 17th 2022.

Carolyn S. Wenzel

Carolyn S. Wenzel

2/17/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of February, 2022.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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