Karen Johnson Davidson County
Batch# 893841 DEEDQC
07/26/2022 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220726-0085212

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 27th day of June, 2022. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills To:	Map-Parcel Numbers:
Doris C. Solesby, Kenneth E. Solesby and Brenda S. Pettit, Trustees 306 Cana Circle Nashville, Tennessee 37205	SAME	129 11 0A 304.00 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, **Doris C. Solesby,** 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 **Doris C. Solesby and/or Kenneth E. Solesby and/or Brenda S. Pettit, Trustees of the Doris C. Solesby Living Trust, established by the Revocable Trust Agreement of Doris C. Solesby dated June 27, 2022**, 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 Grantees, and the Grantees' 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 June, 2022.

Doris C. Solesby

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 Doris C. Solesby, 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 June, 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 in Davidson County, Tennessee, being Unit No. 306 on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry filed as Exhibit B to, and established by the Master Deed of record in Book 6675, Page 173 and amended in Instrument 20080402-0032958, 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 said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to William E. Solesby and wife, Doris C. Solesby, by deed from St. Henry's Property Development Inc., of record in Book 6721, Page 870, Register's Office for Davidson County, Tennessee, as to a leasehold interest.

Also being the same property conveyed to William E. Solesby and wife, Doris C. Solesby, by deed from Katherine H. Linebaugh, of record as Instrument No. 20080508-0047725, Register's Office for Davidson County, Tennessee, as to a leasehold interest.

Also being the same property conveyed to Doris C. Solesby by deed from St. Henry's Property Development, Inc., of record as Instrument No. 20110209-0011393, Register's Office for Davidson County, Tennessee.

William E. Solesby died on January 1, 2004.

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961 page 657 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Cana Circle, 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 June 27, 2022.

07-26-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of July, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

