Karen Johnson Davidson County
Batch# 896395 DEEDQC
08/01/2022 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0086858

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37179-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2022. Notary Public My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacosa Trust 1701 Blair Boulevard, Unit 2 Nashville, TN 37212	Jacosa Trust 1701 Blair Boulevard, Unit 2 Nashville, TN 37212	Map and Parcel No.: 104 16 0J 004.00

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, **Carolyn Sue Wenzel, a single woman** ("Grantor") does hereby quitclaim, transfer and convey unto the **Jacosa Trust under agreement dated February 17, 2022, as amended July 28, 2022 ("Grantee")**, its successors 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 as follows:

Land in Davidson County, Tennessee, being Unit 4 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 thereto 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 Sue Wenzel, a single woman, by Warranty Deed from Gregory F. Michaud, of record in Instrument No. ___202208010086855_____ in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1701 Blair Boulevard, Unit 2, Nashville, Davidson County, Tennessee 37212.

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 29th day of July, 2022.

GRANTOR:

Carolyn Sue Wenzel by
Kelly E Cox atty in fact

Carolyn Sue Wenzel by
Kelly E. Cox as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, 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, and who further acknowledged that she is the Attorney-in-Fact for Carolyn Sue Wenzel, and she is authorized by Carolyn Sue Wenzel to execute this instrument on her behalf.

Witness my hand and seal, at Office, this 29th day of July, 2022.



Notary Public
My Commission Expires: 8/6/2024

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 7/29/22

GEORGE E. MUDTER, JR.
Dated 7/29/22

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 7/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

