Karen Johnson Davidson County
Batch# 926951 DEEDQC
10/07/2022 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221007-0110643

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, 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--. Margaret M Caldwell Affiant Subscribed and sworn to before me, this 6th day of October, 2022. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Margaret M. Caldwell, Trustee 2822 Woodlawn Drive Nashville, TN 37215	SAME	104-14-OF-013.00

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, Margaret M. Caldwell, 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 **Margaret M. Caldwell, Trustee of the Margaret M. Caldwell Living Trust**, established by the Revocable Trust Agreement of Margaret M. Caldwell dated October 6, 2022, as amended and restated from time to time, and to her 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 October, 2022.

Margaret M Caldwell

Margaret M. Caldwell

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 Margaret M. Caldwell, 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 October, 2022.

Alice M. Bohannon

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

202210070110643

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Unit No. 13, Woodlawn Court Condominiums, as shown on plat of record in Plat Book 6900, Pages 862-863 and Master Deed recorded in Book 7792, Page 360 amended at Instrument No. 20020911-0110792, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Margaret M. Caldwell, an unmarried woman, by Warranty Deed from Valerie Maloney, unmarried woman, recorded on the 19th day of December, 2016, in Instrument No. 20161219-0132535, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved property known as 2822 Woodlawn Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 October 6, 2022.

October 6, 2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of October, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

