THIS INSTRUMENT PREPARED BY:

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 950123 DEEDQC
12/09/2022 02:32:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221209-0128407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $10.00.

Helen Faye Thompson
AFFIANT
Subscribed and sworn to before me December 6, 2022.

Notary Public
My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers**
Helen Faye Thompson, as Trustee of the Helen Faye Thomson Revocable Trust 2116 Hobbs Rd. #M-3 Nashville, TN 37215	-SAME-	134-2-A-83CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen A. Thompson**, (hereinafter referred to as the "Grantor", and aka Helen Faye Thompson), does hereby release, remise, and quitclaim unto **Helen Faye Thompson, as Trustee of the Helen Faye Thomason Revocable Trust dated December 6, 2022,** (hereinafter called the "Grantee"), all of Grantor's rights, title, and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows to-wit:

Land in Davidson County, Tennessee, being unit No. M-3, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, pages 54, said Register's Office, and by Master Deed of record in Book 5289, Page 515, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Helen A. Thompson by Warranty Deed dated September 19, 2006, and recorded September 20, 2006, at Instrument Number 20060920-0116545, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-3701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administrations thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other

undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office.

Said property is quitclaimed subject to such other limitations, restrictions, and encumbrances as may affect the property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C., FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C., FROM ALL LIABILITY, CLAIMS, AND DAMAGES RESULTING THEREFROM.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest belonging to said Grantor. HAT

WITNESS our hands this **6th day of December 2022.**

GRANTOR:

By: Helen A. Thompson
Helen A. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Helen Faye Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 6th day of December 2022.

JENNIFER A. ROOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC

My Commission Expires: _____