Karen Johnson Davidson County
Batch# 956983 DEEDQC
01/03/2023 08:47:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230103-0000052

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Wayne Hyneman, Trustee of the J. Kevin Hyneman Marital Trust	New Owner	129-11-0A-241.00-CO
(NAME) 6000 Poplar Ave, Suite 250	(NAME) Same	
(ADDRESS) Memphis, TN 38119	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN WAYNE HYNEMAN, SUCCESSOR TRUSTEE OF THE J. KEVIN HYNEMAN REVOCABLE TRUST DTED SEPTEMBER 17, 2013

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN WAYNE HYNEMAN, TRUSTEE OF THE J. KEVIN HYNEMAN MARITAL TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Unit No. 241 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Cloister at St. Henry, Phase IB, of record in Book 6237, page 665, as amended by instrument of record in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made for the Plat for the Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to John Wayne Hyneman, Successor Trustee of the J. Kevin Hyneman Revocable Trust dated September 17, 2013, by Special Warranty Deed dated December 30th, 2021, from Baird Trust Company, Successor Trustee of the Henrilynn Zeitlin Revocable Trust Dated October 12, 2011, as Amended recorded January 4, 2022, in Instrument No. 20220104-0001068, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved x property, known as 241 Cana Circle, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 21st day of August, 2022.

John Wayne Hyneman, Successor Trustee

Successor Trustee

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a notary public in and for said State and County, John Wayne Hyneman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Successor Trustee(s) of the J. Kevin Hyneman Revocable Trust dated September 17, 2013, with the authority to transfer and convey by themselves as the Trustee(s) under the said the J. Kevin Hyneman Revocable Trust dated September 17, 2013.

Witness my hand and seal this 21 day of August, 2022.

My commission expires: 06/02/2024

Carole N. Hosford
Notary

CAROLE N. HOSFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-02-2024