Karen Johnson Davidson County
Batch# 970630 DEEDQC
02/14/2023 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230214-0010678

Owner & Real Property Tax Responsibility: **Busch H. and Linda W. Thoma** **114 Old Shelbyville Highway** **Tullahoma, TN 37388**	**Map No: 093 05 2A** **Parcel No: 113.00**
This Instrument is Prepared By:	**James H. Henry II** **Henry, McCord, Bean, Miller, Gabriel & Marino, PLLC** **303 North Jackson Street** **P.O. Box 538** **Tullahoma, Tennessee 37388**

THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR** ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **LINDA W. THOMA,** hereby release, quitclaim and convey unto **LINDA W. THOMA and BUSCH H. THOMA,** wife and husband, their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 302, Watauga Condominiums, Formerly Polk Manor, A Condominium, as established under Amended and Restated Master Deed of record in Instrument No. 20061025-0132105, in the Register's Office, Davidson County, Tennessee, to which master deed reference is made for a more particular description of said unit.
>
> Subject to terms and provisions of the Articles of Incorporation of Watauga Condominiums, Inc., record as Instrument No. 20061017-0128710.
>
> Certification of Electronic Document recorded as Instrument No. 20061026-0132845.
>
> Subject to Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertaking, assessments and other provisions contained in or incorporated by reference into the master Deed of record in Book 6339, Page 281, as amended in Book 6697, Page 889, as amended in

Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee.

Charter of Watauga Condominiums Homeowner's Association, Inc. Recorded in Instrument No. 20061005-0123859.

Commonly known as 222 Polk Avenue, Apartment 302, Nashville, Tennessee 37203.

Being the same property conveyed to Busch H. Thoma by Deed dated July 16, 2010 of record in the Register of Deeds Office of Davidson County, Instrument No. 20100804-0061257. Being the same property heretofore conveyed by Busch H. Thoma to Linda W. Thoma by Deed dated January 8, 2013 of record in the Register of Deeds Office of Davidson County, Instrument No. 20130118-0006255.

And also being the same property conveyed to L. W. T. Properties, LLC by Quitclaim Deed dated July 22, 2020 of record in the Register of Deeds Office of Davidson County, Instrument No. 20200721-0080064.

And also being the same property conveyed to Linda W. Thoma by Quitclaim Deed dated March 17, 2021 of record in the Register of Deeds Office of Davidson County, Instrument No. 20210323-0037917.

WITNESS MY HAND this 13th day of February, 2023.

LINDA W. THOMA

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned, a Notary Public, **LINDA W. THOMA,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 5-17-23

JAMES H. HENRY NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF COFFEE

I, or We, hereby swear or affirm that the actual consideration for this transfer is $ZERO.

AFFIANT

Subscribed and sworn to before me this the 13 day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 5-17-23

JAMES H. HENRY II NOTARY PUBLIC AT LARGE COFFEE COUNTY TENNESSEE

https://henrymccord-my.sharepoint.com/personal/jhenry_henry-mccord_com/Documents/JH Client Files/T/Thoma, Busch II-Linda W/Deed Transfers/2023.02.02 QCDeed(Nashville Condo-Linda to Busch and Linda)final.doc

TRUE COPY CERTIFICATION

I, James H Henry II, 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 Feb. 13, 2023.

James H. Henry II
(name of attorney)

2-14-23
Date

STATE OF TENNESSEE

COUNTY OF COFFEE

Sworn to and subscribed before me this 14th day of February, 2023.

Tina R. Mullinax
Notary's Signature

My commission expires: 11-17-2024

TINA R. MULLINAX
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY