Karen Johnson Davidson County
Batch# 972426 DEEDQC
02/21/2023 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012080

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, 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. _____ Affiant Subscribed and sworn to before me, this 27th day of January, 2023. _____ Notary Public My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Barbara Nylander 7651 Old Charlotte Pike Nashville, Tennessee 37209	SAME	116 03 0M 410.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Barbara Nylander, Trustee of The Belle Meade Court Unit 410 Trust dated December 6, 2012,** hereby remises, releases and quitclaims unto **Barbara Nylander**, all of the right, title and interest in the tract or parcel of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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 27th day of January, 2023.

Trustee

Barbara Nylander, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Nylander, Trustee, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2023.

JEFFREY MILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 410, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, 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 to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

BEING the same property conveyed to Barbara Hartkop Wingo, Trustee of The Belle Meade Court Unit 410 Trust dated December 6, 2012, by deed from Barbara Joyce Hartkop, the surviving Trustee of The Hartkop Family Revocable Living Trust dated February 4, 1982, of record as Instrument No. 20130225-0018772, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Barbara Nylander and Barbara Hartkop Wingo are one in the same person.

This is improved property known as 4120 Ridgefield Drive, Unit 410, Nashville, Tennessee, 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 27, 2023.

January 27, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of January, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

