Karen Johnson Davidson County
Batch# 1007858 DEEDQC
05/25/2023 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230525-0039570

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--. Ward Jay Mallory, Trustee, Affiant Subscribed and sworn to before me, this 27th day of April, 2023. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Ward Jay Mallory and/or Peggy Thomas Mallory, Trustees 4215 Harding Pike #610 Nashville, Tennessee 37205	SAME	103 16 0B 069.00

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, **Ward Jay Mallory and wife, Peggy Thomas Mallory**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Ward Jay Mallory and/or Peggy Thomas Mallory, Trustees of the Ward & Peggy Mallory Living Trust, established by the Revocable Trust Agreement of Ward Jay Mallory and Peggy Thomas Mallory dated April 27, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 27th day of April, 2023.

Ward Jay Mallory

Peggy Thomas Mallory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ward Jay Mallory and Peggy Thomas Mallory, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

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

Unit No. 610. as shown on the Plat of Windsor Tower, a condominium. of record in Book 5200, Page 71, Register's Office for Davidson County. Tennessee, together with an undivided .765% interest in common elements of 4215 Harding Road Homeowners Association, as described in Book 5313, pages 338, et seq. of said Register's Office.

Being the same property conveyed to Ward Jay Mallory and wife, Peggy Thomas Mallory by deed from Jarred Franklin Bobo and Timothy Earl Berry, a married couple, of record as Instrument No. 20210628-0087098, Register's Office for Davidson County, Tennessee.

Ward Jay Mallory and Ward J. Mallory are one and the same person.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years, assumed by the Grantee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 Windsor Tower Condominium Apartments of record in Book 5313, Page 338, as amended in Book 8666, Page 789, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5313, Page 358, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5297, Page 370, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 943 in the Register's Office for Davidson County, Tennessee.
- Easement and Right of Entry Agreement to VSC Cable, Inc. dba Viacom Cable of record in Book 9486, Page 948, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4215 Harding Pike #610, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Charles Nelson IV, 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 4/27/23.

4/27/23
Date

Charles Nelson IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

