THIS INSTRUMENT PREPARED BY:

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

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
Oct. 31, 2023

Notary Public
My Commission Expires: 05/09/2026

DEVINA KENNEDY NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	**Send Tax Bills To:**	**Map, Parcel Numbers**
Helen Faye Thompson, as Trustee of the Helen Faye Thompson Revocable Trust dated December 6, 2022 2116 Hobbs Rd. #M-3 Nashville, TN 37215	-SAME-	131-2-A-83CO

QUITCLAIM DEED

This is a Corrective Deed to correct the name of Grantee and New Owner, and add proper trust and statutory language in Instrument Number 20221209-0128407 dated December 6, 2022, and recorded on December 9, 2022.

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"), does hereby release, remise, and quitclaim unto **Helen Faye Thompson, as Trustee of the Helen Faye Thompson 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:

Improved property known as 2116 Hobbs Rd. #M-3, Nashville, TN 37215.

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.

Karen Johnson Davidson County
Batch# 1067631 DEEDQC
11/02/2023 11:32:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231102-0085854

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.

This Trust ("The Helen Faye Thompson Revocable Trust") is a revocable trust established pursuant to the laws of the State of Tennessee. The Trustee and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

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.

WITNESS our hands this 31st day of October 2023.

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 A. 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 31 day of October 2023.

Devin A Kennedy
NOTARY PUBLIC

My Commission Expires: 05/09/2026