Karen Johnson Davidson County
Batch# 1073808 DEEDQC
11/20/2023 02:44:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231120-0090308

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Karin Ann Buls 502 W Clark Street Calmar, IA 52132	NEW OWNER	117-11-0J-242.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Richard Edward Jones** "the Grantor," conveys and quitclaims unto **Karin Ann Jones, nka Karin Ann Buls** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 242 of The Hillmont Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Hillmont Condominiums of record in Instrument Number 20040209-0015685, and re-recorded as Instrument No. 20040212-0017074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed by Warranty Deed to Richard Edward Jones and Karin Ann Jones, Husband and Wife, from Timothy H. Trone, on October 26, 2021, and recorded on October 29, 2021, in Instrument No. 20211029-0145283, in the Register's Office for Davidson County, Tennessee.

Being also known as 2025 Woodmont Boulevard, #242, Nashville, Tennessee 37215

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 22 day of September, 2023.

(SEAL)
Richard Edward Jones

STATE OF Wisconsin)
)
COUNTY OF Dane)

Personally appeared before me, a Notary Public in and for said State and County, Richard Edward Jones, the within named Grantor, 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 for the purposes therein contained.

WITNESS my hand and official seal this 22 day of September, 2023.

CHELSEA GILCHRIST
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public
My commission expires: 10-29-26

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 9/27/2026