THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Karen Johnson Davidson County
Batch # 1102684 DEEDQC
02/21/2024 09:52:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240221-0011809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 15 day of February 2024.

Notary Public
My Commission Expires: 3-5-2025

MARTHA C. CHILD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Janice Cole 503 Windsor Park Lane Nashville, TN 37205	Same	116-08-0S-503.00-CO

For and in Consideration of love and affection and no monetary consideration, Janice Cole, unmarried, by these presents does hereby quitclaim and convey a one- half undivided interest in and to the below-described property to her sister Joyce M. Cole, unmarried, to create a tenancy in common with right of survivorship in and to the following property in Davidson County, Tennessee, described as follows, to wit:

Unit 503, as identified on the exhibit attached to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Windsor Park, of record as Instrument No. 20090910-0084844, Register's Office for Davidson County, Tennessee, amending the Declaration of Covenants, Conditions and Restrictions for Windsor Park of record in Instrument No. 20061204-0149590, Register's Office for Davidson County, further amended as Instrument No. 20070611-0070042 and Instrument No. 20070911-0109100, said Register's Office. Unit 503 is part of Lot 3 on the Plat of the Resubdivision of Lots 113 and 114 of Kenner Manor, of record as Instrument No. 20060215-0018297, Register's Office for Davidson County, Tennessee.

Being same property conveyed to Janice Cole from Lena Horn and husband Jonathan Poster by warranty deed of record in Instrument No. 20180110-0003263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All taxes due and owing.
Subject to all matters shown on the Plan of record as Instrument Number 20060215-0018297 as amended in Instrument No. 20061204-0149590, Register's Office for Davidson County, Tennessee, and as shown on Exhibit A to the First Amendment thereto in Instrument No. 20070611-0070042, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, changes, assessments and liens provided in the Covenants, Conditions and Restrictions of record in

Instrument No.200612040-149590, Scrivener's Affidavit in Instrument No. 20100525-0040360, amended in Instrument No. 20070611-0070042, Scrivener's Affidavit in Instrument No.20070911-0109100, amended in Instrument No. 20090910-0084844, Instrument No. 20101210-0098552, Instrument No. 20130919-0098766 and Instrument No. 20131202-0122383, Instrument No. 20170523-0051354, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Articles of Organization of Windsor Park, LLC in Instrument No. 20060630-0078715, Register's Office for Davidson County, Tennessee.

Charter for Windsor Park Townhomes Assn. in Instrument No. 20061205-0150007, Register's Office for Davidson County, Tennessee.

This is improved property known as: 503 Windsor Park Lane, Nashville, TN 37205

Witness my hand this the 15 day of February, 2024.

JANICE COLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Janice Cole, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of February, 2024.

My Commission Expires:

5-5-2025

MARTHA C. CHILD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public