Karen Johnson
Batch # 1103264
02/21/2024 11:28:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240221-0011872

New Owner as Follows	Send Tax Bills To:	Tax Information
Jennifer Allen Cunningham 1031 Norfleet Drive Nashville, Tennessee 37220	SAME	Tax Parcel ID No. 131020A06900CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None.**

JENNIFER ALLEN CUNNINGHAM, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st, DAY OF February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-2026.
(AFFIX SEAL)

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 10-26-2026

This Instrument Prepared By:

SIEW-LING SHEA, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600
(No title search was performed)

EXECUTRIX QUITCLAIM DEED

This Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record with the Register of Deeds, Davidson County, Tennessee. No title examination has been made and Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information. For the purpose of establishing record title of a devise under the Last Will and Testament and First Codicil to the Last Will and Testament of **GRACE S. ALLEN**, deceased, I, **JENNIFER ALLEN CUNNINGHAM**, as Executrix of the Estate of Grace S. Allen, Grantor, do hereby transfer and convey unto **JENNIFER ALLEN CUNNINGHAM**, Grantee and sole beneficiary, all the right, title and interest of Grace S. Allen, deceased, in and to certain property in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-8, on the plan of Hobbs House Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua A. Garcia, an unmarried man by Warranty Deed from Aaron Kelley and Miranda Kelley, recorded on the 4th day of December, 2012 in Instrument No. 20121204-0111486, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Grace Allen, by Warranty Deed from Joshua A. Garcia dated May 3, 2018, and recorded on the 4th day of May, 2018 in Instrument No. 20180504-0042618, in the Register's Office for Davidson County, Tennessee.

The said Grace S. Allen having since died on September 30 2022, leaving a Last Will and Testament and a First Codicil to the Last Will and Testament of record in Case No. 22P2205 of the Circuit Court of Davidson County, Tennessee, devising all of the remaining interest of Grace S. Allen in said property to her daughter, Jenifer Allen Cunningham.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HOBBS HOUSE APARTMENTS, as recorded in Plat Book 4595, Page(s) 74, amended in Plat Book 5200, Page 54.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOBBS HOUSE Condominium of record in Book 5289, Page 515, as amended by instrument(s) of record in Book 5295, Page 958, Page 612 and Book 7802, Page 299; also subject to easements, rights and interests 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.

Terms and provisions of by-Laws of The Hobbs House recorded in Book 5289, Page 558, Book 6822, Page 893 and Book 7824, Page 974.

Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument Nos. 20130118-0006274 and 20151130-0120250.

Homeowner's Asssociation Charter recorded in Book 5296, Page 689.

Conveyance to Homeowner's Association recorded in Book 5848, Page 179.

This conveyance is subject to (1) Taxes (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 and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved real property located at 2116 Hobbs Road K-8, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of February, 2024.

ESTATE OF GRACE S. ALLEN

By: _____
Jennifer Allen Cunningham

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **JENNIFER ALLEN CUNNINGHAM**, the Executrix for the Estate of Grace S. Allen, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2024.

_____
Notary Public

My commission expires: 10-26-2026

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 10-26-2026