This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1266051 DEEDQC
04/30/2025 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250430-0033438

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Charles Hayes Cooney, Jr.	Same	116 08 0Q 002.00 CO
201 A Woodmont Circle		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Susan Stumb Cooney, as Trustee of the CHC Residence Trust dated April 1, 2019 ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest of an undivided one-half (1/2) interest in certain real estate in Davidson County, Tennessee, which is described below, unto Charles Hayes Cooney. Jr., his heirs, successors, and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Kenner Manor Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20051230-0156803, as supplemented and amended in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned supplement and amendment to Master Deed of record in Instrument No. 20070628-0077173.
>
> Being the same property conveyed to Jeffrey Mobley, Trustee of the CHC Residence Trust, dated April 1, 2019, from Charles Hayes Cooney, Jr., by Quitclaim Deed of record in Instrument No. 20200619-0064976, dated May 26, 2020, and recorded June 19, 2020, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 30th day of April, 2025.

Affiant Susan S. Cooney

Notary Public _____ My Commission Expires:

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

This is a portion of improved property known as 201 A Woodmont Circle, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 30th day of April, 2025.

Susan S Cooney

Susan Stumb Cooney,
Trustee of the CHC Residence Trust,
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Stumb Cooney, Trustee of the CHC Residence Trust, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of April, 2025.

_____ My Commission Expires:

Notary Public

J. D. PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 April 30, 2025.

Date: 04/30/2025

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on April 30, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027