THIS INSTRUMENT PREPARED BY:

JANELLE A. SIMMONS
Attorney at Law/BPR: 022290
1308 Rosa L. Parks Blvd.
Nashville, TN 37208
(615) 254-0202

Davidson County DEEDQC
Recvd: 02/13/09 09:54 3 pgs
Fees:17.00 Taxes:0.00
20090213-0012680

Map: 162-05-0-C
Parcel: 052-00 CO

QUITCLAIM DEED

FROM: JOHNNY A. CLOUSE

TO: RITA A. CLOUSE

ADDRESS NEW OWNER AS FOLLOWS:

RITA A. CLOUSE
5515 Country Drive #52
Nashville, TN 37211

SEND TAX BILL TO:

RITA A. CLOUSE
5515 Country Drive #52
Nashville, TN 37211

That for and in the consideration of the sum of One Dollars, ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOHNNY A. CLOUSE,** by these present does hereby quitclaim and convey unto **RITA A. CLOUSE**, her successors and assigns, all of his right title and interest in and to the following described tract of land;

5515 Country Drive #52, Nashville, Tennessee 37211. The said real property is described more particularly as follows:

BEING Unit No. 52 on the Plan of Hickory Valley Condominiums, of record in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et. Seq. Of the Tennessee Code Annotated and the By-laws of the administration thereof; all restrictions, easements, etc., right and interest in favor of other unit owners, positions, burdens, assessments and undertakings etc., contained in the Master Deed of record in Book 4521, Page 574, and amended in Book 5001, Page 394, all in said Register's Office.

BEING the same property conveyed to Rita A. Dempsey (now Rita Aileen Clouse) by quitclaim deed of record in Instrument 199912300308959, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing, easements and restrictive covenants of record

In witness where of **JOHNNY A. CLOUSE,** has executed this Quitclaim Deed on this 2nd day of February, 2009.

JOHNNY A. CLOUSE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual condensation for this transfer is tax exempt under the provisions of Tennessee Code Annotated § 67-4-409, et. seq.

RITA A. CLOUSE

SWORN TO AND SUBSCRIBED before me this the 12th day of February, 2009.

NOTARY PUBLIC

My commission expires:
9/25/2010

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

JOHNNY A. CLOUSE, personally appeared before me a Notary Public in and for said County and State, for whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Johnny A Clouse

WITNESS my hand this the 2 **day of** February, **2009**

Marie Hawkins
NOTARY PUBLIC

My commission expires:
11-14-09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds