BILL GARRETT, Davidson County
Trans:T20120092049 DEEDQC
Recvd: 12/03/12 12:49 3 pgs
Fees:17.00 Taxes:0.00
20121203-0110877

**THIS INSTRUMENT PREPARED BY:**
**MARTHA CHILD, ATTORNEY AT LAW**
**392 Harding Place, Suite 215, Nashville, TN 37211**
**(615) 834-4300**

# QUITCLAIM DEED

| New Owner: | | Send Tax Bills: | Map & Parcel Nos. |
|---|---|---|---|
| Olga P. Nita<br>1293 Bending Creek Drive<br>Antioch, TN 37013 | SAME | NVR Mortgage Finance, Inc.<br>P.O. Box 999<br>Pittsburg, PA 15230 | 173-15-A Parcel 121 |

For and in Consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Ilie Nita, by these presents do hereby quitclaim and convey unto Olga P. Nita, her successors and assigns, all my marital right, title and interest in and to the following described tract of land, situated, and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 121 on the Final Plan of Mill Run Subdivision, Phase 2 (Cluster Lot Development), a Resubdivision of Mill Run, Phase 1-a, lot 89 of record as Instrument No. 20011009-0109754, 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 Ilie Nita and Olga P. Nita, Husband and Wife, by Warranty Deed from NVR, Inc. a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20020829-0104625, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2012, a lien which is not yet due and payable.

All matters of record in Instrument No. 20011009-0109754, and as amended by Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, By-Laws attached to Exhibit "B" in Book 11675, page 497, amendment recorded in Instrument No. 20000215-0015152 and Instrument No. 20020701-0079016, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

All matters on Plan of Mill Run, Phase 1 of record in Book 11700, pages 27 and 28 and Phase 1-A of record in Instrument NO. 20010608-0060668, said Register's Office.

Charter & Articles of Homeowners Association or record in Instrument No. 19991207-0300674, said Register's Office.

Conveyance of open spaces and common areas of record in Instrument No. 20000217-0016180 and Instrument No. 20010608-0060668, said Register's Office.

Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.

Storm Water Detention agreement of record in Instrument Number 20010405-0033586, said Register's Office.

Easement of record in Instrument No. 20011024-0116286, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This conveyance is being made in consideration of a Final Decree of Divorce of the parties styled: Olga Nita vs. Ilie Nita, in the Third Circuit Court for Davidson County, Tennessee, Docket No. 10D-586.

Said property is conveyed subject to such limitation, restrictions, and encumbrances as my affect the premises.

This is improved property known as: 1293 Bending Creek Drive, Antioch, TN 37013.

**STATE OF TENNESSEE)**
**COUTNY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this 14th day of Nov., 2012.

Notary Public

My Commission Expires:
3-4-2013

MARTHA CHILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 4, 2013

Witness my hand this the 30 day of Nov., 2012.

Ilie Nita

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at Nashville, Tennessee, this the 30 day of November, 2012.

My Commission Expires:

3-4-2013

MARTHA CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

Olga Nita File
Quitclaim Deed, circuit
Domestic Docs.