BILL GARRETT, Davidson County
Trans:T20150017794 DEEDQC
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Fees:17.00 Taxes:0.00
20150311-0020977

# QUITCLAIM DEED

FROM: John William Chenault Sanders

TO: Tracey Robinson (Harris)

This instrument was prepared by:
Marlene Eskind Moses, Esq.
205 23rd Avenue North
Nashville, TN 37203-1501

**ADDRESS NEW OWNER:**
272 Cherokee Station Drive
Nashville, Tennessee 37209

**SEND TAX BILLS TO:**
Tracey Robinson (Harris)

**MAP & PARCEL NO.:**
103-8D-9.00 CO

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## AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Tracey Robinson Sanders v. John William Chenault Sanders*, Circuit Court for Davidson County, Tennessee, Docket No. 14D-2236, and that there was no consideration given for the transfer.

LISA LYKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

T Robinson
Tracey Robinson (Harris), Grantee

Sworn to and subscribed before me, this the 9th day of March, 2015.

Lisa Lykins
NOTARY PUBLIC

My Commission Expires: Nov 5 2018

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This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Husband has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Wife, her heirs, successors and assigns, all of Husband's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 9, CHEROKEE CROSSING, as shown on plat of record in Instrument No. 20050328-0032338, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Tracey R. Harris, by Warranty Deed from David H. Seligman, unmarried, recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053605, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
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 and other matters shown on the plat of CHEROKEE CROSSING, as recorded in Plat Book 421, Page(s) 32 and Instrument No. 20050328-0032338, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin in the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions recorded in Instrument No. 20051215-0150402 and Attorney's Certificate recorded at Instrument No. 20060908-0111568, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms and provisions of by-Laws recorded in Instrument No. 20051215-0150402.
Charter on Cherokee Crossing recorded at Instrument No. 20100203-0008714.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005960.
Quitclaim Deed for Common Open Spaces recorded at Instrument No. 20100203-0008715.
Easement retained in Instrument No. 20070702-0078608.
This is improved property located at 272 Cherokee Station Dr. Nashville TN 37209.

Tracey R. Harris and Tracey Robinson are one and the same person.

WITNESS my hand, this 3rd day of March, 2015.

John William Chenault Sanders, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for Davidson County, Tennessee, the within named John William Chenault Sanders, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that John William Chenault Sanders executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 6th day of March, 2015.

KATIE EDWARDS VOORHIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

Katie Edwards Voorhis
Notary Public

My Commission Expires: 5/8/18

**Disclaimer**

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.