(3)

BILL GARRETT, Davidson County
Trans:T20150059722 DEEDQC
Recvd: 07/22/15 10:52 2 pgs
Fees:12.00 Taxes:0.00
20150722-0071734

Return To

Send Tax Statem
NEW OWNER

This Instrument Prepared By:
TRI STAR TITLE & ESCROW, LLC
1535 W. Northfield Blvd #16
Murfreesboro, TN 37129

Name and Address of New Owners:
Patricia Torgersen
1404 Rockglade Run
Antioch, TN 37013

From Information Furnished
By the Parties

Map/Parcel: **164-7-A/180CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Patricia M. Torgersen and Donald J. Torgersen, wife and husband,** does hereby convey and quitclaim unto **Patricia M. Torgersen, Nicholas J. Novak, unmarried, Ryan P. Novak, unmarried, and Rachel E. Laws, married, with sole rights of survivorship**, its heirs and assigns, forever, all of his rights, title and interest in and to that certain parcel of real estate located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

Being all of Lot No. 193, Section Two, Harvest Grove formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Patricia M. Torgersen and Donald J. Torgersen, wife and husband, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 17, 2015, appearing of record in Instrument Number 20150722-0071732 of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20060628-0077382; Charter of Homeowner's Association of record in Instrument Number 20060519-0059378; Stormwater Detention Agreement of record in Instrument Number 20040707-0080492 and Instrument Number 20060726-0090037; Agreement for Dedication for Public Right of Way of record in Instrument Number 20060830-0107233; and to any and all matters shown on said Plan of record appearing of record in Instrument Number 20140529-0046065; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of July, 2015.

Patricia M. Torgersen

Donald J. Torgersen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public, within and for the State and County aforesaid, the with named Patricia M. Torgersen and Donald J. Torgersen, wife and husband, with whom I am personally acquainted and for who acknowledged that she/he executed the foregoing instrument **(QUITCLAIM DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 17 day of July, 2015.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6-19-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

SWORN to and subscribed before me, this the 17 day of July, 2015.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY