BILL GARRETT, Davidson County
Trans:T20160021139 DEEDQC
Recvd: 03/15/16 11:51 3 pgs
Fees:17.00 Taxes:0.00
20160315-0024491

THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Jeremiah Tutt

TO: Andrea L. Daniel

Address New Owner(s) as follows:

205 Burwick Court
Antioch, TN 37013

Map and Parcel No.:

Map 151-010-A-027.00CO

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Andrea L. Daniel , after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Tutt v. Tutt, Docket No. 15D2358, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Andrea L. Daniel

Sworn to and subscribed before me, this 14th day of March, 2016.

Erin Hawks
NOTARY PUBLIC

My Commission Expires: June 17, 2018

ERIN HAWKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Jeremiah Tutt, does transfer, quitclaim and convey unto the said Andrea L. Daniel, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Chantham Pointe of record in Plat Book 6900, pages 444-447, Register's Office for said county, Tennessee, to which reference is hereby made for a more complete description.

Being the dame property conveyed to Andrea L. Daniel by Warranty Deed from Marcus E. Meneese and wife, LaToya A. Meneese of record in Instrument Number 20100304-0016896, Register's Office for Davidson County Tennessee dated February 25, 2010.

Subject to any and all zoning regulations, building restrictions, set back lines, if any, and easements and rights of way for public utilities applicable to this property.

The Plan of record in Book 6900, page 444, thru 447, said Register's Office, shown an Owners Certificate, and is subject to all matters as set forth therein.

Conveyance of common area to Chatham Pointe Homeowners' Association, Inc. of record in Book 7683, page 718, Register' Office for Davidson County, Tennessee.

Deed of General Warranty Flowage Easement and Roadway Easement of record in Book 3891, page 4786, Register's Office for Davidson County, Tennessee.

Deeds of Conveyances to the Metropolitan Government, Department of Water and Sewerage Services of record Book 7748, pages 440, 444, 493, Book 493; Book 9698, pages 51 and 104, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Chatham Pointe of record in Book 7358, page 656 and as amended in Book 7538, page 792, Book 7599, page 812 and in Book 8667, page 381, Register's Office for Davidson County, Tennessee.

By-Laws of Chatham Pointe Homeowners' Association, Inc. of record in Book 8679, page 446, Register's Office for Davidson County, Tennessee.

Charter of Chatham Pointe Homeowners' Association, Inc. of record in Book 7597, page 977, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea L. Daniel, unmarried and Jeremiah Tutt, unmarried, as joint tenants with right of survivorship by instrument no. 20100312-0018889 from Andrea L. Daniel, Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Burwick Court, Antioch, TN 37013, Nashville, Davidson County, TN.

Witness my hand this 14th day of March, 2016.

Jeremiah Tutt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jeremiah Tutt, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2016.

Erin Hawks
NOTARY PUBLIC

My Commission Expires: June 17, 2018

ERIN HAWKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of TENNESSEE)

County of DAVIDSON)

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

Andrea L. Daniel

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2016.

Erin Hawks
NOTARY PUBLIC

My Commission Expires: June 17, 2018

ERIN HAWKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY