Davidson County DEEDQC
Recvd: 01/27/17 12:24 6 pgs
Fees:32.00 Taxes:0.00
20170127-0009113

Commitment Number: 16333274

After Recording, Send To:

**Boston National Title LLC**
Recording / Policy Dept
129 W Trade St., 9th Floor
Charlotte NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Gary R. Chittester,** _____

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**Tax ID #122-01-0-A-419.00-CO**

## QUITCLAIM DEED

**This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due**

**Gary R. Chittester** and **Claudia D. Chittester**, hereinafter grantors, whose tax-mailing address is 182 Antler Ridge, Nashville, TN 37214, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Gary R. Chittester**, hereinafter grantee, whose tax mailing address is Same as above, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Land in Davidson County, Tennessee being Unit No.8 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575,**

**said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.**

**Tax ID #122-01-0-A-419.00-CO**

**Property Address is: 182 Antler Ridge Nashville, TN 37214**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 200306110080718 in the Register's Office of Davidson County, Tennessee.

Parcel ID: Tax ID #122-01-0-A-419.00-CO

**Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is: $** 0.00

Exempt: TN Code Section 67-4-409(a)(4)

OATH OF CONSIDERATION:

I, hereby swear or affirm that, to the best of the Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Kristen Goff

SUBSCRIBED AND SWORN to before me this 23rd day of January, 2017

Carol S Pearsall
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 9/18/2017

Carol S. Pearsall

Notary Public

My Commission Expires: 9-18-2017

Name and Address of Owner and Mail Tax Bills to:

Gary R Chittester
182 Antler Ridge, Nashville, TN 37214

Executed by the undersigned on Dec 5th, 2016:

**Gary R. Chittester**

**Claudia D. Chittester**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec 5th, 2016 by ~~**Gary R. Chittester and**~~ **Claudia D. Chittester** who are personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires:
02-09-2020

Executed by the undersigned on 1-4-2017, ~~2016~~. EKB

**Gary R. Chittester**

**~~Claudia D. Chittester~~**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-4-2017, ~~2016~~ EKB by **Gary R. Chittester** and **~~Claudia D. Chittester~~** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler
Notary Public

Commission Expires:
09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Amy Carlson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC