BILL GARRETT, Davidson County
Trans:T20170050354 DEEDQC
Recvd: 06/13/17 10:21 3 pgs
Fees:17.00 Taxes:0.00
20170613-0059162

Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

YANXIA COUCH

TO: QUITCLAIM DEED

TOMMY COUCH ET UX

THIS QUITCLAIM DEED OF REALTY, executed as of the 12th day of June, 2017, by Grantor, **YANXIA COUCH**, to Grantees, **TOMMY COUCH and YANXIA COUCH, husband and wife**, Witnesseth:

That Grantor does hereby quitclaim and convey unto Grantees, as tenants by the entirety, all of Grantor's right, title and interest, in and to certain realty situated in the Davidson, Tennessee, being bounded and described as follows:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 2401, inclusive, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Yanxia Couch by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated June 1, 2017 and recorded in Instrument Number 20170613 0059155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemental in Instrument Number 2008117-0113467, Amended in Instrument Number 20130322-0028759, and further Amended in Instrument Number 20140207-0011094; fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092;

Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303-0016291; and to any and all matters shown on said plat and survey of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759; all of said Register's Office.

That it is the express intention of the parties herein, who are husband and wife, by this conveyance to convert the individual ownership of the Grantor herein into an estate held by the Grantees herein, as tenants by the entireties, and this instrument is executed for the express purpose of so creating such an estate, and is executed pursuant to the authority of Section 66-1-109, of the Tennessee Code Annotated.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

YANXIA COUCH Grantor

STATE OF TENNESSEE :
:
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Yanxia Couch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13th day of June, 2017.

My Commission Expires:
12/01/2020

Notary Public

SHERRI HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
COMM. EXP. 12-01-2020

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
TOMMY COUCH YANXIA COUCH 304 Sweetwater Court Brentwood, TN 37027	SAME / OWNER
Property Address:	Map and Parcel No.
4162 Saddlecreek Way Antioch, TN 37013	175020B16600CO

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409 AS A DEED TO CREATE TENANTS BY THE ENTIRETIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , **Affiant**

Subscribed and sworn before me this the 13 **Day of** June , 2017.
Trisha Bass, **Deputy Register**