Davidson County DEEDQC
Recvd: 07/12/17 14:22 5 pgs
Fees:27.00 Taxes:0.00
20170712-0070225

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number
Peter York & Michelle York 404 Shackleford Court #116 Nashville, TN 37215	Same	131-03-0R-002.00 Davidson County

QUITCLAIM DEED TO ESTABLISH TENANCY IN COMMON

WHEREAS, Peter York and Michelle York acquired that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property") as tenants by the entirety; and

WHEREAS, Peter York and Michelle York now desire to own the Property as tenants in common.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and in order to create a tenancy in common, PETER YORK and MICHELLE YORK by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all of their right, title, and interest in and to the Property.

AND MICHAEL D. SONTAG, in order to create a tenancy in common, does hereby quitclaim and convey unto PETER YORK and MICHELLE YORK, as equal tenants in common, their heirs and assigns, all of his right, title and interest in and to the Property.

This is improved property known as 404 Shackleford Court, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to the following limitations, restrictions, and encumbrances, and all others as may affect the premises:

- The Plan of record in Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee
- Restrictive Covenants contained in an instrument of record in Instrument No. 20060303-0024723, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument No. 20060303-0024724, Register's Office for Davidson County, Tennessee

- Notice of Completion of record in Instrument No. 20070312-0030042, Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument No. 20040917-0112313, Register's Office for Davidson County, Tennessee
- Subject to the rights of others in and to common areas/elements
- Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed
- Subject to HOA dues- if any
- Subject to the flow of any stream across the subject property
- Any and all visible easements lying on or across the property

IN WITNESS WHEREOF, the undersigned has executed this instrument on this _____ day of July 12, 2017.

PETER YORK

MICHELLE YORK

MICHAEL D. SONTAG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 12th day of July, 2017.

Notary Public

My Commission Expires:

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 12th day of July, 2017.

Notary Public

My Commission Expires:

_____

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

MICHAEL D. SONTAG, Affiant

Subscribed and sworn to before me
this 12th day of July, 2017.

Notary Public

My Commission Expires:

_____

DAVID H. MAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter York and wife, Michelle York, by deed from Hammond & Brandt Builders, LLC, a Tennessee limited liability company, of record at Instrument Number 20070501-0051634, Register's Office, Davidson County, Tennessee.

22573191.1

True Copy Certification

I, __Lucretia Albert_, 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.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, _Heather C. Dye_, a notary public for this county and state, _Lucretia Albert___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary's Signature

My Commission expires: 8/20/19

Notary's Seal (if on paper)

