Bill Garrett Davidson County
Batch# 23360 DEEDQC
11/07/2017 04:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171107-0114765

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON)
MUSIC CITY ESTATE LAW **320 SEVEN SPRINGS WAY** **BRENTWOOD, TENNESSE 37027** **(615) 628-7775**	The actual consideration for this transfer is $10.00. This is a transfer to a trust. Affiant Subscribed and sworn to before me, this 16th day of October 2017. Notary public My commission Expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Scott and Allison Studer 1620 Stokley Lane Old Hickory, TN 37138	Scott and Allison Studer 1620 Stokley Lane Old Hickory, TN 37138	063 04 0A Parcel 039.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Scott Studer and Allison Studer, the Grantors, do hereby quitclaim, transfer and convey unto Scott Studer and Allison Studer, Trustees of the Scott and Allison Studer Living Trust dated October 16, 2017, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Studer and Allison Studer by Warranty Deed from Eastland Construction, Inc.* dated February 27, 2015 and filed in Instrument Number 20150302-0018120, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Eastland Construction, Inc.* by Warranty Deed from Cleveland Hall, LLC, dated May 27,

2014 and filed in Instrument Number 20140609-0050039, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 11725, Page 76, amended in Instrument No. 20051202-0144894, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112, Instrument No. 20120912-0082762, made applicable to Phase Four in Instrument No. 20080208-0013290, Instrument No. 20120912-0082762, Charter of Cleveland Hall HOA of record in Book 11725, page 70; By-Laws shown as Exhibit B to Declaration of Covenants, Conditions, and Restrictions of record in Book 11725, page 76; Conveyance of Common Area of record in Instrument No. 20130816-0086466; Permanent Drainage easement of record in Book 5763, page 287; Stormwater Detention Agreement of record in Instrument No. 20060906-0110130; easement to Bell South of record in Book 11720, page 325; Highway easement to Nashville Eastern Railway of record in Book 8068, page 524; waterline easement of record in Book 7994, page 167; Drain and construction easement of record in Book 7844, page 268; Ingress and Egress Easement of record in Book 7844, page 249, Public Utility and Drainage Easement of record in Book 7844, page 262; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office, Davidson County, Tennessee.

Witness my hand this 16th day of October 2017.

Scott Studer, Grantor

Allison Studer, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Scott Studer and Allison Studer, Grantors, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public, Justin Gilbert
My commission expires: 7/11/2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Tennessee Certification of Electronic Document

I, Arica J. Torres, do hereby make other that I am 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 TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Justin Gilbert, a Notary Public for this county and state, Arica J. Torres, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7-11-2021.

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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