QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 24236 DEEDQC
11/09/2017 09:09:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171109-0115294



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is 0 DOLLARS ($0.00).

Christena Scales
Affiant

Subscribed and sworn to before me on this 7th day of November, 2017.

Steve Gibson
Notary Public

My commission expires: 3-6-18.

This instrument was prepared by:

Law Office of Steve Gibson, PLLC
4205 Gallatin Pike
Nashville, Tennessee 37216

Name and Address of New Owner:

Christena Scales
1689 Comanche Run
Madison, Tennessee 37115

Person Responsible for Taxes: New Owner

Christena Scales

Map/Parcel Number: 053140A07500CO

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ten dollars, we, Christena Scales and Briana Claybrooks, co-owners, hereby convey, remise, release and forever quitclaim unto Christena Scales, individually, her successors, heirs, and assigns, the following described real property in Davidson County, Tennessee, being an improved tract or parcel of land located at 1689 Comanche Run, Madison, Tennessee 37115, which is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 86 on the Final Plat of The Woods of Neely's Bend, Phase 2, of record in Instrument No. 20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Christena Scales, unmarried and Briana Claybrooks, unmarried as Tenants in Common with Right of Survivorship, by Warranty Deed from Aaron Darnell Gillespie, married, of record as transaction 20170914-0094059, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record. All matters as shown on the plat of record in Instrument No. 20050707-0078328, Plat Book 974, page 26, Plat Book 843, page 37, Register's Office of Davidson County, Tennessee, including any and all revisions, corrections and/or amendments thereto of record. Bylaws of record in Book 11527, page 304, as amended in Instrument No. 20050318-0029990, said Register's Office. HOA Charter of record in Book 11527, page 331, said Register's Office. Bylaws of record in Book 11527, page 336, said Register's Office. Easements of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 808, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467, Book 11213, page 470, Book 894, page 320, Book 972, page 465, said Register's Office.

And now, we, **Christena Scales** and **Briana Claybrooks**, co-owners, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby convey, remise, release and forever quitclaim unto Christena Scales, individually, her successors, heirs, and assigns, the real property hereinabove described and set forth, to which reference is hereby made, and said property is subject to the same limitations, restrictions and encumbrances as may affect the premises, as set forth above.

WITNESS my hand this 7th day of November, 2017.

Christena Scales

Briana Claybrooks

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Christena Scales**, the bargainor with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee on this 7th day of November, 2017.

Steve Gibson
Notary Public
My Commission expires: 3-6-18

STEVE D. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Briana Claybrooks**, the bargainor with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee on this 7th day of November, 2017.

Steve Gibson
Notary Public
My Commission expires: 3-6-18

STEVE D. GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY