Bill Garrett Davidson County
Batch# 31774 DEEDQC
11/30/2017 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171130-0122309

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE)
MUSIC CITY ESTATE LAW 320 SEVEN SPRINGS WAY, SUITE 250 BRENTWOOD, TENNESSE 37027 (615) 628-7775	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a trust. Affiant Subscribed and sworn to before me, this 17th day of November 2017. Justin Gilbert, 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 #:
Gary L. Streaty 4225 Savannah Place Nashville, TN 37024	Gary L. Streaty 4225 Savannah Place Nashville, TN 37024	132050A00100CO

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, Gary L. Streaty, unmarried, the Grantor, does hereby quitclaim, transfer and convey unto Gary L. Streaty Living Trust dated November 2, 2017, and assigns all his 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 Unit No. 1 also known as Unit 4225, as shown on the Condominium Plat of Lot 5, Jewel Estates of record in Plat Book 9700, Page 235, and being further established by the Master Deed of record in Book 10183, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association

of Owners. Together with the nonexclusive private easement for ingress and egress over and upon a private driveway constructed over and upon the strip of land running from Savannah Place road frontage of Lot 5, Jewel Estates, back to 4225 Savannah Place, being that roadway easement reserved to the Owners of Lot 5 Jewell Estates, as described in deed to Mark C. Black and wife, of record in Book 10052, Page 4, said Register's Office.

Being the same property conveyed to Joseph Brent Sharp and Ashleigh S. Sharp, husband and wife by Deed from Norman A. Daniel and wife, Barbara A. Daniel, dated 07/13/2012 and filed for record on 07/16/2012 in Instrument 201207160062138, and by Scriver's Affidavit of record in Instrument No. 20120801-0067701, Register's Office for Davidson County, Tennessee. Title now vests in Gary L. Streaty, unmarried, by deed from Joseph Brent Sharp and Ashleigh S. Sharp, husband and wife, by Warranty Deed recorded as Document No. 20131021-0109512, said Register's Office.

MAP & Parcel: 132050A00100CO

This property is known as: 4225 Savannah Pl., Nashville, TN 37204

THIS COVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions and restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of sad premises; that the premises are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

Witness my hand this 17th day of November 2017.

Gary L. Streaty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for said county and state, Gary L. Streaty, Grantor, 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
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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