Bill Garrett Davidson County
Batch# 87982 DEEDQC
05/03/2018 01:59:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180503-0042384

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Number:
John Matthew Corey, Trustee Suzanne Michelle Corey, Trustee The 2018 Corey Family Trust 2417 Valley Brook Road Nashville, TN 37215	John Matthew Corey, Trustee Suzanne Michelle Corey, Trustee The 2018 Corey Family Trust 2417 Valley Brook Road Nashville, TN 37215	092-10-6F-008.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John Corey** and wife, **Suzanne Corey**, as Grantors, by these presents do hereby quitclaim and convey unto **John Matthew Corey** and **Suzanne Michelle Corey, as Trustees of The 2018 Corey Family Trust, Dtd. April 27, 2018**, as Grantees, all of their right, title and interest in that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Max Khazanov by Warranty Deed from Arthur S. Yokley, Sr. of record in Instrument No. 20150928-

0098468, Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

Being the same property conveyed to John Corey and Suzanne Corey, husband and wife, by Deed dated the 23rd day of March, 2016, by E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180326-0028194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 27N at City Heights Townhomes of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument No. 20170609-0057938, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20170419-0038484, Register's Office for Davidson County, Tennessee.
- Dedication or Restriction and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170609-0057995, Register's Office for Davidson County, Tennessee.
- All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

This is a conveyance of improved real property known as 623 27th Avenue N., Nashville, Tennessee 37209.

IN WITNESS WHEREOF We have hereunto set our hands and seals on this 27 day of April, 2018.

John Corey

Suzanne Corey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristine M. Friedman, a Notary Public in and for said County, **John Corey** and **Suzanne Corey**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

KRISTINE M. FRIEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: _____

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

John Corey

Subscribed and sworn to before me, this 27th day of April, 2018.

KRISTINE M. FRIEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Notary Public

My Commission Expires: _____