Bill Garrett Davidson County
Batch# 93150 DEEDQC
05/16/2018 02:48:39 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180516-0046867

# Quitclaim Deed

**RECORDING REQUESTED BY** ERIK THOMAS BERNHOFFER
**AND WHEN RECORDED MAIL TO:**
E. THOMAS BERNHOFFER, Grantee(s)

Consideration: $_____
Property Transfer Tax: $_____
Assessor's Parcel No.: _____
PREPARED BY: E. THOMAS BERNHOFFER certifies herein that he or she has prepared this Deed. 28028 VAULX LN, NASHVILLE, TN 37204

Signature of Preparer

Date of Preparation

Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on MAY 16, 2018 in the County of DAVIDSON, State of TENNESSEE
by Grantor(s), ERIK THOMAS BERNHOFFER,
whose post office address is 28028 VAULX LN NASHVILLE TN 37204,
to Grantee(s), E. THOMAS BERNHOFFER (E. THOMAS IS FIRST NAME, THERE IS NO MIDDLE NAME)
whose post office address is 28028 VAULX LN NASHVILLE TN 37204

**WITNESSETH**, that the said Grantor(s), ERIK THOMAS BERNHOFFER,
for good consideration and for the sum of ZERO
($ 0 ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Signature of Grantor

Signature of Second Grantor (if applicable)

ERIK THOMAS BERNHOFFER
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Mary Steinkamp
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Mary Steinkamp
Print Name of First Witness to Grantor(s)

Heather Carpenter
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Signature of Grantee

Signature of Second Grantee (if applicable)

E. THOMAS BERNHOFFER
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Mary Steinkamp
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Mary Steinkamp
Print Name of First Witness to Grantee(s)

Heather Carpenter
Print Name of Second Witness to Grantee(s)

New Owner and Tax Bills:

E. THOMAS (NMN) BERNHOFFER
2802B VAULX LN
NASHVILLE, TN 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** _____, **Affiant**
**Subscribed and sworn before me this the** 10 **Day of** May, 20 18
_____, **Deputy Register**

## NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 5-16-2018, before me, Douglas R. Sipes, a notary public in and for said state, personally appeared, E. Thomas Bernhoften

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Doug R Sipes Commission Expires 3-8-2021

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Tennessee Driver's License

(Seal)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13100035** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $474,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th Day of December, 2013.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20130105883 DEEDWARR
Recvd: 12/19/13 14:39 2 pgs
Fees:13.00 Taxes:1753.80
[redacted]
20131219-0128417

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Erik Thomas Bernhoffer<br>2802 Vaulx Ln<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>118-02-0 096.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve L and M, LLC, a Tennessee Limited Liability Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Thomas Bernhoffer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of The Plan of 2802 Vaulx Townhomes, a Planned Unit Development, as shown on Exhibit "B" of 2802 Vaulx Townhomes, of recorded in Instrument No. 20130318-0026857, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all 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 By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130318-0026857, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20130318-0026857, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Shirley E. Majors, unmarried to Steve L and M, LLC as recorded on the 18th day of March, 2013 in Instrument No. 20130318-0026856 and part of Warranty Deed from Lola Haun French formerly Lola N. Haun to Shirley E. Majors, unmarried as recorded on the 16th day of February, 1984 in Deed Book 6232, Page 532, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION 2, as recorded in Plat Book 1130, Page(s) 8.

EXHIBIT A

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130318-0026857.

This is improved property located at 2802B Vaulx Ln Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th Day of December, 2013.

Steve L & M, LLC

Member

Ryan Talbert, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, Member of Steve L & M, LLC, a Tennessee Limited Liability Company , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Steve L & M, LLC, the maker or a constituent of the maker and as Member is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2013.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014