Bill Garrett Davidson County
Batch# 96055 DEEDQC
05/23/2018 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180523-0049498

QUITCLAIM DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5).

THIS INSTRUMENT PREPARED BY:
LINDSEY L. LAWRENCE, MARSHALL & ASSOCIATES
10574 LEBANON ROAD, MT. JULIET, TN, 37122

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	TAX/MAP-PARCEL NUMBERS
Jeannie Timberlake 2008 Waterford Drive Old Hickory, TN 37138	Jeannie Timberlake 2008 Waterford Drive Old Hickory, TN 37138	53-6-B Parcel 098.00

The actual consideration for this transfer is NONE.

RICHARD H. TIMBERLAKE, AFFIANT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **RICHARD H. TIMBERLAKE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000.00) and in accordance with the terms and conditions of the Marital Dissolution Agreement, in that certain case styled **JEANNIE CAROL TIMBERLAKE v. RICHARD HARFIELD TIMBERLAKE**, General Sessions Court for Wilson County, Tennessee, Docket No. 2017-DV-180, **RICHARD H. TIMBERLAKE**, ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto **JEANNIE TIMBERLAKE** ("Grantee") of 2008 Waterford Drive, Old Hickory, TN 37138, her heirs and assigns, all of Grantor's right, title and interest in

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

and to that certain tract or parcel of land lying in the County of Davidson, State of Tennessee, and being more particularly described as follows:

LAND IN Davidson County, Tennessee, being all of Lot No. 133, on the Plan of Phase 5B, Waterford, as shown by plat appearing of record in Plat Book 7900, Pages 838 and 839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard H. Timberlake and wife, Jeannie Timberlake, from Richard N. Mosier and wife, Sandra D. Hatch, by Warranty Deed dated August 27, 2004 of record in Instrument 20040830-0104450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard N. Mosier and wife, Sandra D. Hatch, by Warranty Deed dated December 5, 1995 of record in Book 9880, Page 209, Register's Office for Davidson County, Tennessee

This conveyance to subject to the following: Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216; Declaration of Annexation of Waterford, Phase 5B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 189; Declaration of Annexation of Waterford, Phase 4B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9432, Page 988; Easement for Right of Way of record in Book 2024, Page 225; Easement for sewer of record in Book 1717, Page 30; Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462; First amendment to Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 185; Charter of Waterford Community Association, Inc. of record in Book 8711, Page 701; By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583; Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, Page 833 and Book 8715, Page 590; all matters shown on plat of record in Plat Book 7900, Pages 838 and 839; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The above-described property is improved property known as: 2008 Waterford Drive, Old Hickory, TN 37138.

IN WITNESS WHEREOF, the GRANTOR has executed this Quitclaim Deed on this 16 day of May, 2018.

RICHARD H. TIMBERLAKE, GRANTOR

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **RICHARD H. TIMBERLAKE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
2380C358

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary], Melanie Miller a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries