Bill Garrett Davidson County
Batch# 97864 DEEDQC
05/30/2018 08:57:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180530-0051270

THIS INSTRUMENT PREPARED BY:
THE HAWKINS LAW FIRM, PLLC
340 21ST AVENUE NORTH
NASHVILLE, TN 37203

QUITCLAIM DEED

ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP/PARCEL
Stephanie Denise Moriarty and Emma Moriarty 5600 Country Drive, Unit #304 Nashville, TN 37211	same	162 09 0B036.00

THIS INSTRUMENT, made and entered into this 5th day of March, 2018, by and between Mary Sue Pomeroy ("Grantor") and Stephanie Denise Moriarty and Emma Moriarty (collectively "Grantees");

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION by and between the hereinafter named grantees, and no monetary consideration, and for the express purpose of conveying 100% undivided and joint interest to Stephanie Denise Moriarty and Emma Moriarty, residents of Davidson County, Tennessee (collectively "Grantees") as joint tenants with right of survivorship, and not as tenants in common. Mary Sue Pomeroy, by these presents does hereby quitclaim and convey unto Stephanie Denise Moriarty and Emma Moriarty, all of her rights, (with the exception of her Reservation of Life Estate as set forth in paragraph three), stated in the following paragraph title and interest in and to the following described tract or parcel of land to wit:

WITNESSETH:

A Certain Condominium Apartment in Davidson County, Tennessee, being Town House No. 304 in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley, Phase 3, as of record in Book 5200, page 131, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Sue Pomeroy by deed from Onnie I. Kirk, Jr. and wife, Margie Nell Kirk of record in Book 6276, page 972, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and undertakings, etc. contained in the Master Deed of record in Book _____, page _____, said Register's Office.

Subject to restrictive covenants of record in Book 4918, page 116, Book 4918, page 125, and Book 4958, page 346, said Register's Office.

GRANTOR reserves to herself a life estate, to wit, the right to occupy, rent or improve the granted premises during her life.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This is improved property known as 5600 Country Drive, Unit #304, Nashville, Tennessee 37211.

WITNESS my hand this the 5th day of March, 2018.

By: Mary Sue Pomeroy
Mary Sue Pomeroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Travis Hawkins, the undersigned, a Notary Public in and for the said State and County, Mary Sue Pomeroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of March, 2018.

GEORGE TRAVIS HAWKINS ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public

My commission expires: 7/20/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

No monetary consideration was given for this transfer; therefore, said transaction is exempt from the collection of the state transfer tax.

Mary Sue Pomeroy

SWORN to and subscribed before me on this the 5th day of March, 2018.

Notary Public

My commission expires: 7/20/19

