Bill Garrett Davidson County
Batch# 106604 DEEDQC
06/19/2018 03:13:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180619-0059113

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:
Michael Prchal
Lisa Ann Prchal-Williams
192 Cobblestone Place Dr.
Goodlettsville, TN 37072

Send Tax Bills To:
192 Cobblestone Place Dr.
Goodlettsville, TN 37072

Map and Parcel:
034 01 0F 047.00CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **Michael Prchal, unmarried**, hereinafter referred to as the "GRANTOR" and, **Michael Prchal, unmarried, and Lisa Ann Prchal-Willaims, unmarried, as joint tenants with right of survivorship**, herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration **Michael Prchal, unmarried**, has this day quitclaimed unto **Michael Prchal, unmarried, and Lisa Ann Prchal-Williams, unmarried, as joint tenants with right of survivorship**, any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Property known as: 192 Cobblestone Place Dr., Goodlettsville, Tennessee 37072

A certain townhome located in Davidson County, Tennessee, being Unit No. 47 of Cobblestone II Townhomes 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 under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 2017051-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 the building thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest n the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Michael Prchal, a single person, by deed from Mid-TN Capital, LLC, dated 10/10/02017, recorded 10/11/2017 in Instrument No. 20171011-0104467, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 13th day of June 2018.

Michael Prchal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Michael Prchal 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 Davison County, Tennessee this 13th day of June 2018.

Notary Public

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expiration
2-25-20

State of Tennessee
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 13th day of ~~June 2018~~.

My commission expires:
2-25-20

Notary public

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY