QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 124489 DEEDQC
08/03/2018 12:16:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180803-0076428

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Jean Renelien 256 Sundown Drive Antioch, TN 37013	M&T Loan Servicing ATTN: Tax Department P.O. Box 23628 Rochester, NY 14692-9813	182-01-0-A-124.00CO

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Postnuptial Agreement executed by the parties on July 30, 2018, and the consideration given for the transfer is as referenced in the Postnuptial Agreement.

Affiant- Jean Renelien

SUBSCRIBED AND SWORN TO before me this 30th day of July, 2018.

Notary Public

JOELLYN A. KOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/5/2019

WHEREAS, Kenesha Washington, ("Grantor") and Jean Renelien ("Grantee") were married and recently executed a Postnuptial Agreement; and

WHEREAS, this transfer of property between spouses; and

WHEREAS, Grantor has agreed to quitclaim all of her legal, marital, or equitable right, title and interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, the Grantor, does hereby convey, remise, release and forever quitclaim unto Jean Renelien, the Grantee, his heirs and assigns, all of her legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Phase Two, Sunset Hills, Cluster Lot Subdivision-Major Subdivision, of record in Plat at Instrument No. 20100222-0013295, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jean Renelien and Kenesha Washington, husband and wife, by Warranty Deed from Cori D. Vallentine, unmarried, and Kristina M. Kolodziejski, unmarried, of record in Instrument No. 20161123-0123591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Plan of record at Instrument Number 20100222-0013295, Register's Office of Davidson County, Tennessee
- Covenants, Conditions, and Restrictions for Sunset Hills with By-Laws appended thereto, of record in Instrument Number 20070605-0067129 and amended in Instrument No. 20110203-0009586; Instrument Number 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee;
- Charter of Sunset Hills Homeowner's Association, Inc. of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee;
- Deed conveying the open space to Sunset Hills Homeowners Association, Inc. of record as Instrument Number 20100225-0014274, in the Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 5894, Page 186 and Book 5388, Page 713, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and in Instrument Number 20071010-0120325, in the Register's Office for Davidson County, Tennessee;
- Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 and in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee;
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as 256 Sundown Drive, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30 day of July, 2018.

KENESHA WASHINGTON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

KENESHA WASHINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2018.

JOELLYN A. KOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Joellyn A. Kott
Notary Public

My commission expires: 11/5/2019