Bill Garrett Davidson County
Batch# 124970 DEEDQC
08/06/2018 02:37:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180806-0077187

Prepared by:
Randy Ratliff, Attorney
5203 Maryland Way, Suite 106
Brentwood, Tennessee 37027

Send Tax Bills To:
John and Abbigail Tuohy
2321 Somerset Valley Drive
Cane Ridge, TN 37013

New Owner is:
John and Abbigail Tuohy
2321 Somerset Valley Drive
Cane Ridge, TN 37013

MAP PARCEL NUMBERS: 173 06 0B 055.00

QUITCLAIM DEED CREATING TENANCY BY THE ENTIRETY

THIS INDENTURE, made and entered into this 5th day of March 2018, by and between JOHN TUOHY hereinafter called GRANTOR, and the said JOHN TUOHY and ABBIGAIL TUOHY, a husband and wife, trustees, dated 9th day of January 2018, and any amendments thereto, hereinafter called GRANTEES.

WITNESSETH: That for the consideration hereinafter expressed, the Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the Grantees the following described real property located, situated and being in the County of Williamson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the final plat of Phase One, Cambridge Park At Barnes Road Subdivision, of record in Instrument 201209120082696, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Cambridge Park LLC, a Tennessee limited liability company by Warranty Deed dated 12/19/2007 from Hickory Holdings LLC, a Tennessee limited liability company of record in Instrument 200712280148522, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to First Citizens National Bank by Substitute Trustees Deed dated 06/02/2010 from Kevin J. Jones, Substitute Trustee of record in Instrument 201006020042525, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Blackwater Construction Inc. a Tennessee Corporation by Warranty Deed dated 9/26/2012 from First Citizens National Bank of record in Instrument 201209280088517, Register's Office of Davidson County, Tennessee.

Bring part of the same property conveyed to Atkins & Associates Homebuilders by Quitclaim Deed dated 1/16/2014 from Blackwater Construction Inc of record in Instrument 201401290008127.

Subject to the following restrictions and conditions:

1. Minerals of whatsoever kind, subsurface and surface substance, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. All matters as set forth per plat of record in Instrument 201209120082696, said Register's Office.
3. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 201307020068358, said Registers Office.
4. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200712270147964, said Register's Office.
5. Rights of tenants under any unrecorded leases.
6. Rights, claims of interest of Cambridge Park LLC (the foreclosed mortgagor) in the land or any claim that the foreclosure by Tennessee Bank & Trust, a division of Farmers Bank & Trust and First Citizens National Bank (the foreclosing lender) is invalid.
7. County of Davidson taxes for the year 2014 and subsequent year, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominiums assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the grantor has a good right to sell and convey the same; and that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee.

This is improved property, known as 2321 Somerset Valley Drive, Cane Ridge, TN 37013.

WITNESS our hands this 5th day of March 2018.

GRANTORS:

JOHN TUOHY

ABBIGAIL TUOHY

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John Tuohy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 5th day of March 2018.

NOTARY PUBLIC
My commission expires: 02/19/2020

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Abbigail Tuohy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand this 5th day of March 2018.

NOTARY PUBLIC
My commission expires: 02/19/2020

OATH OF CONSIDERATION for TRANSFER OF DEED

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $0.00

AFFIANT

AFFIANT

Subscribed and sworn before me, this 5th day of March 2018.

NOTARY PUBLIC
My commission expires: 02/19/18