Bill Garrett Davidson County
Batch# 132655 DEEDQC
08/24/2018 02:00:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180824-0084203

This instrument was prepared by: **M. Todd Sandahl**, Attorney at Law
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Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: **Map#: 164-08-OC-131.00CO** **Parcel #:**
Property Address: 532 Shoreline Lane, Antioch, TN 37013

New Owner: Trimetris L. Howard-Key
Address: 532 Shoreline Lane
Antioch, TN 37013

Send Tax Bill To:
Trimetris L. Howard-Key
532 Shoreline Lane
Antioch, TN 37013

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce entered on July 10, 2018, Davidson County, Nashville, Tennessee, Third Circuit Court, Case Number 16D362, and for good and valuable consideration, and no monetary consideration, I, **Keith W. Key**, hereby quitclaim and convey to **Trimetris L. Howard-Key**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being all of Lot No. 89, on the plan of Final Plat, Section III, Hamilton Chase, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20070517-0059303; Certificate of Correction of record in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction of record in Instrument Number 20070723-0087046 and in Instrument Number 20070529-0063683, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Keith W. Key, Joined By His Wife, Trimetris L. Howard-Key, by deed from Harvest Homes, LLC, a Tennessee Limited Liability Company, dated July 9, 2008, appearing of record in Instrument Number 2008714-0072197, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Instrument Number 20050728-0087946, as amended of record in Instrument Number 20051031-0131315; By-Laws of record in Instrument Number 20050728-0087946, as amended of record

in Instrument Number 20051031-0131315; Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081733; Charter of Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; Stormwater Detention Agreement of record in Instrument Number 20040416-0043248; Road Agreement and Sewer Easement of Record in Instrument Number 20040416-0043248; and to any and all matters shown on said plat and survey of record in Instrument Number 20060807-0096557; Certificate of Correction of record in Instrument Number 20051031-0131368; Surveyor's Certificate of Correction of record in Instrument Number 20070723-0087046, and in Instrument Number 20070529-0063683; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is IMPROVED property, known as 532 Shoreline Lane, Antioch, TN 37013.

Subject to any easement and/or restrictions of record in the Register's Office in Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of August, 2018.

Keith W. Key

Keith W. Key

This is improved property, known as 532 Shoreline Lane, Antioch, TN 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith W. Key**, the within named bargainor 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of August, 2018.

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

NOTARY PUBLIC

3/8/21
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Keith W. Key

Keith W. Key

Sworn to and subscribed before me this 15 day of August, 2018.

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

NOTARY PUBLIC

3/8/21

My Commission Expires

The actual consideration or value, whichever is greater, is $0.