Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 188065 DEEDQC
01/25/2019 09:30:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20190125-0007265

ADDRESS NEW OWNER:
Stephen A. Rector and Suzanne H. Rector, Trustees
1917 B Overhill Drive
Nashville, TN 37215

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
131071A00400CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Stephen Rector and Suzanne Rector, husband and wife (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Stephen A. Rector and Suzanne H. Rector, Trustees under the Rector Marriage Trust dated January 23, 2019 (herein "Grantee"), its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit D, OVERHILL COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Rector and Suzanne Rector, husband and wife, by Warranty Deed from John Mark Spivey, married, recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079704, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 36 and Exhibit "B" of Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624.

Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20140715-0062282.

Terms and provisions of the Articles of Incorporation of Overhill Commons Owners Association, Inc., recorded in Exhibit "E" of Instrument No. 20140715-0062282.

Charter of Overhill Commons Owners Association, Inc., recorded at Instrument No. 20140715-0062281.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20150130-0008769.

This is improved property located at 1917 B Overhill Drive, Nashville, TN 37215

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

The terms and provisions of the Tenancy by the Entirety Trust Code as applicable and as found at T.C.A. 35-15-510 shall apply to this property and or its proceeds.

IN WITNESS WHEREOF, I have hereunto set my signature this 23 day of January, 2019.

Stephen Rector

Suzanne Rector

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 23rd day of January, 2019, before me, a Notary Public, personally appeared Stephen Rector and Suzanne Rector to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2019.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022