Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way, Suite 137
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 191162 DEEDQC
02/04/2019 09:45:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190204-0010187

Send Tax Bills To:
Joan T. Wilson and Bradley Pennington
713 Lakeshore Pointe
Old Hickory, TN 37138

New Owner is:
Joan T. Wilson and Bradley Pennington
713 Lakeshore Pointe
Old Hickory, TN 37138

Map and Parcel 105-1-4-A-15.00CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Joan T. Wilson and Bradley Pennington, Wife and Husband, GRANTORS, have bargained and sold and by these presents do transfer and convey unto Joan Wilson Revocable Living Trust and Bradley Pennington Revocable Living Trust, as tenants by the entirety, GRANTEES the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 15 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811 amended in Instrument No. 20161102-01156692, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Joan T. Wilson and Bradley Pennington by Warranty Deed from Archer Development, LLC, a TN Limited Liability Company, recorded November 28, 2016 in Instrument No. 20161128-0124412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of edgeVue Subdivision of record in Instrument No. 20150818-0082778, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan D.T. Overton's Addition of record in Plat Book 21, Page 88, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan Edgehill Estates, Section One Hundred Twenty Eight of record in Plat Book 5190, Page 266, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Archer at 12th Homes, recorded in Instrument No. 20160908-0094811 amended in Instrument No. 20161102-0115692.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20140415-0031255, 20150717-0070114 and 20150717-0070159, Register's Office for Davidson County, Tennessee.

- Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office for Davidson County, Tennessee.
- Easement to Piedmont Natural Gas Company of record in Instrument No. 20150902-0089426, Register's Office for Davidson County, Tennessee.
- Easement for Gas Service Line or Fuel Line Easement of record in Book 8255, Page 361, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1129 Archer Street, Nashville, Tennessee 37203.

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.

WITNESS our hands this 9 day of January, 2019.

GRANTORS:

Joan Wilson

Bradley Pennington

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 Joan Wilson, 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.

Witness my hand and seal on this the 9 day of January, 2019.

KELLYE LOGWOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-24-2022

NOTARY PUBLIC
My commission expires: 9/24/2022

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

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

Witness my hand and seal on this the 9 day of January, 2019.

KELLYE LOGWOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-24-2022

NOTARY PUBLIC
My commission expires: 9/24/2022

CERTIFICATE OF CONSIDERATION for TRANSFER TO TRUST

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 9 day of January 2019.

NOTARY PUBLIC

My commission expires: 9/24/2022

KELLYE LOGWOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 9-24-2022