Karen Johnson Davidson County
Batch# 192329 DEEDQC
02/06/2019 12:37:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190206-0011403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Sarah Davidson Affiant
Subscribed and sworn before me this the
6 Day of February, 2019.
Brandi Wells, Deputy Register

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER(S):
Erin Hollingshead Clinard
1031 Wedgewood Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
Same as New Owner

MAP-PARCEL NUMBERS
105-09-0W-001.00

THIS INSTRUMENT WAS PREPARED BY:
Sarah Davidson
115 Paradise Pt Dr., Brandon, MS 39047

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SARAH DAVIDSON,** (Grantor) does hereby quitclaim to **ERIN HOLLINGSHEAD CLINARD** (Grantee) the following described land and property situated in Davidson County, Tennessee, to wit:

Land in Davidson County Tennessee, being Unit 1, the Row at Waverly Place, a Planned Unit development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20141023-0097778, as Amended in Instrument Number 20160218-0015586, 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 Sarah Davidson, a single woman, by from GYJ Ventures, LLC, a Delaware Limited Liability Company by Warranty Deed of record in Instrument Number 20160928-0102340 Register's Office for Davidson County, Tennessee, dated September 27, 2016, and recorded on September 28, 2016.

Subject to: Property taxes have been prorated and Grantee has assumed payment thereof when same become due and payable, Terms, provisions, covenants, conditions restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160218-0015586, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan of record in Plat Book 4660, Page 982, Book 4612, page 226, Book 4643, page 504 and Book 4659, page 13, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I LLC of record in Instrument

Number 20130709-0070569, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140714-0061612, in the Register's Office for Davidson County, Tennessee Subject to rights of others in and to the common areas and or elements.

This property, known as 1031 Wedgewood Avenue, Nashville, TN 37203

Witness my/our hand(s) this 6th DAY OF February 2019.

Sarah Davidson, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for the aforesaid State and County, Sarah Davidson personally appeared and whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who made an oath that the statements contained in the forgoing instruments ae true of his/her own knowledge, and whom acknowledged to me that he/she signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

Witness under my hand and official seal at Nashville, Tennessee, this, the 6th day of February 2019.

Notary Public

My Commission Expires: 8-20-19

RONALD A. HINSON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY