Karen Johnson Davidson County
Batch# 196505 DEEDQC
02/19/2019 01:01:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190219-0014865

This Instrument Prepared By:
Hagar & Phillips, PLLC
207 University Avenue
Lebanon, TN 37087

Send Tax Bill To: Owner
Stacey E. Chamberlain
4908 Tulip Grove Lane
Hermitage, TN 37076

QUITCLAIM DEED

THIS INSTRUMENT made and entered into by and between JONATHAN H. CHAMBERLAIN and STACEY E. CHAMBERLAIN of Davidson County, Tennessee;

WITNESSETH Map and Parcel 082 04 03 046.00

FOR AND IN CONSIDERATION of One Dollar and other valuable mutual considerations, I, Jonathan Chamberlain convey, unto STACEY E. CHAMBERLAIN, her heirs and assigns, all of my right, title interest and estate, in and to a certain tract or parcel of land together with all improvements and appurtenances thereunto belonging, situate and lying in the Civil District of DAVIDSON County, Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the plan of FIRST REVISION, SECTION TWO, SUNSET OAKS, as shown by plat of record in Plat Book 7900, Page 942, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeremy W. Morrow and wife, Amanda Morrow from Stephen A. Rossen and wife, Elizabeth S. Rossen, by Deed dated August 29, 2008, as Instrument No. 20080904-009081S, in the Register's Office for Davidson County, Tennessee. Current Source of Title: 2014 1229-0118219

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of Attorney, and limitations on title set forth in restrictions recorded in Book 9082, page 567, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 942, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument No. I9991207-0300671, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 9082, page 859, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, shown as 4908 Tulip Grove Lane, Hermitage; TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easement and right of ways of public roads and utilities.

PROPERTY ADDRESS: 4908 Tulip Grove Lane, Hermitage, TN 37076

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,

TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

TAXES for the year 2018 will be prorated as of the date of this deed and settled in cash between the parties with the parties being jointly responsible to the County Trustee for taxes. Prior year taxes, if any, will be paid by the parties.

POSSESSION shall be given no later than with delivery of this deed.

THIS QUIT CLAIM DEED is subject to any and all indebtedness of record.

IN TESTIMONY WHEREOF the Grantor has hereunto set his manual signature this 25th day of October, 2018.

JONATHAN H. CHAMBERLAIN, Grantor

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Bargainor, JONATHAN H. CHAMBERLAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

ALEJANDRA MENDOZA
Notary Public, State of Texas
My Commission expires
October 1, 2019
ID # 13036981-6

WINTESS MY HAND AND OFFICIAL SEAL

this 25 day of October, 2018.

My Commission Expires: October 1, 2019

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

Under T.C.A. § 67-4-409a(4), the actual consideration of this conveyance is One Dollar and Zero cents ($1.00).

Stacey E. Chamberlain
AFFIANT, STACEY E. CHAMBERLAIN

SWORN AND SUBSCRIBED before me
this 2nd day of November, 2018.

My Commission Expires: 10/07/2019

NOTARY PUBLIC

DANIELLE ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY