Karen Johnson Davidson County
Batch# 204849 DEEDQC
03/12/2019 11:25:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190312-0022510

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

## QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Debbie Rouse<br>John S. Rouse<br>1489 Clairmont Place<br>Nashville, TN 37215 | New Owner | 117-12C-2 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Debbie Rouse**, by these presents does hereby quitclaim and convey unto **Debbie Rouse and John S. Rouse, tenants in common with rights of survivorship,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit B of Clairmont Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Clairmont Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070529-0063386, Register's Office for Davidson Country, Tennessee, 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 of Clairmont Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080529-0063386, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.**

**Being part of the same property conveyed to GALA, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from GAMO Partners a Tennessee General Partnership, of record in Instrument #20071113-0132842, Register's Office for Davidson County, Tennessee and by Corrective Quitclaim Deed of record in Instrument #20071206-0141274, said Register's Office.**

**Being the same property conveyed to Debbie Rouse, unmarried by Warranty deed from Gala, LLC, a Tennessee limited liability company, of record in Instrument No. 20081204-0117735, Register's Office for Davidson County, Tennessee, dated November 28, 2008 and recorded on December 4, 2008.**

**Being also known as 1489 Clairmont Place, Nashville, TN 37215.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 12 day of March, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of March, 2019.

Debbie Rouse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Debbie Rouse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2019.

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Notary Public