QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 205494 DEEDQC
03/13/2019 12:14:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190313-0023118

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF March, 2019.

James A. Farley
Notary Public

MY COMMISSION EXPIRES: 5-26-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Stremming	**IServe Residential Lending LLC**	**064-08-0A-081.00-CO**
(NAME)	(NAME)	
2105 Remington Park Road	**16745 W. Bernardo Drive Suite 100**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**San Diego, CA 92127-1908**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nathan John Stremming , also known as Nathan Stremming and wife Amy Stremming

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Stremming and wife Amy Stremming

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section Three, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040629-0076758, 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 Nathan John Stremming and Amy Stremming, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050826-0102067 Register's Office for Davidson County, Tennessee, dated August 15, 2005 and recorded on August 26, 2005.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010604-0057881, Instrument No. 20010702-0069864 and amended in Instrument No. 20040716-0085315, Instrument No. 20040330-0035673 and Instrument No. 20041123-0140102, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to By-Laws of record in Instrument Number 20010608-0060786, in the Register's Office for Davidson County, Tennessee.

Subject to Easement for Utilities of record in Book 4910, page 838, Register's Office for Davidson County, Tennessee.

Subject to Easement for Ingress/Egress of record in Book 5699, page 537, Register's Office for Davidson County, Tennessee.

Subject to Easement for Sanitary Sewer and Storm Drainage of record in Instrument Number 20001208-0121300, Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Charter of record in Instrument Number 20010608-0060785; and Instrument Number 20011127-0129417, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Area of record in Instrument Number 20040716-0085316, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as 2105 Remington Park Road Old Hickory TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 7th day of March, 2019.

NATHAN JOHN STREMMING

AMY STREMMING

AKA

A/K/A NATHAN STREMMING

STATE OF TENNESSEE
COUNTY OF Davidson

Before me James A. Farley of the state and county mentioned personally appeared, **Nathan John Stremming aka Nathan Stremming and Amy Stremming** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of March, 2019.

James A. Farley
Notary Public

My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.