Karen Johnson Davidson County
Batch# 211753 DEEDQC
03/29/2019 01:21:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20190329-0028694

NEW OWNER:

Luke Chalk
1525 Wayne Drive
Nashville, TN 37206

THIS INSTURMENT PREPARED
BY: BRUNELLE | CONKLIN
AMANDA L. CONKLIN, BPR NO. 030113
131 N. CHURCH STREET
MURFREESBORO, TN 37130

SEND BILLS TO:
Quicken Loans, Inc.
1050 Woodward Avenue
Detroit, MI 48226

PREPARED WITH INFORMATION
FURNISHED BY PARTIES'

QUITCLAIM DEED
(Map-Parcel: 072-16-0-201.00)

For and in consideration of Ten Dollars and 00/100's ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CARRIE MINIRTH,** has bargained and sold and hereby remises, releases and forever quitclaims unto, **LUKE CHALK**, his heirs and assigns, all of her right, title and interest in and to that certain tract/tracts of land located in the **DAVIDSON COUNTY,** Tennessee, described as follows:

BEING land in Davidson County, Tennessee, being Lot 57, PORTER HEIGHTS, PART 2, as shown on plat of record in Plat Book 1424, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Eugene Paul Gravel to Katie Lyn Gravel as recorded on the 21st day of September, 2011 in Instrument No. 20110921-0072953 and Warranty Deed from Shalonda Jackson Perkins f/k/a/ Shalonda Jackson and husband, Terrence Perkins to Eugene Gravel and Katie Gravel, husband and wife as recorded on the 10th day of September, 2008 in Instrument No. 20080910-0092706, in the Register's Office of Davidson County, Tennessee.

Katie Lyn Gravel is now known as Katie Lyn Sberna.

BEING the same property that was executed via Instrument on the 22nd day of February, 2013 and filed in Instrument 2013030-10020408, Register's Office for Davidson County. Being the same property conveyed by Warranty Deed from Katie Lynn Gravel n/k/a/ Katie Lyn Sberna and husband Bret Barker to Luke Chalk, as married man, and Carrie Minirth, his wife, in Instrument No. 20130301-0020409, in the Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1525 Wayne Drive, Nashville, TN 37206

THIS conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of

record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

A) County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

B) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et. Seq.

C) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORTER HEIGHTS, PART 2, as recorded in Plat Book 1424, Page(s) 79, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

D) Covenants, conditions and restrictions as set forth in Deed recorded in Book 1640, Page 81, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial statue or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

THIS conveyance is further subject to any and all existing easements and/or restrictions of record.

This conveyance is made from one spouse to the other and is made for the purposes of adjusting property rights between divorcing parties.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 4 day of March, 2019.

CARRIE MINIRTH

STATE OF ~~TENNESSEE~~ Arkansas)
)
COUNTY OF ~~RUTHERFORD~~ Van Buren)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **CARRIE MINIRTH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of March, 2019.

Heather Nichols
NOTARY PUBLIC
My Commission Expires: 3-17-2026

HEATHER NICHOLS
NOTARY PUBLIC • STATE OF ARKANSAS
VAN BUREN COUNTY
COMMISSION# 12347115 EXPIRES 03-17-2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

I hereby swear and affirm that the actual consideration for this transfer is NONE.

_____
AFFIANT

Sworn to and subscribed before me this ____ day of _____, 2019.

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____ Affiant
Subscribed and sworn before me this the
29 Day of March, 2019.
Rebecca Varela, Deputy Register