Karen Johnson Davidson County
Batch# 231753 DEEDQC
05/20/2019 08:32:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190520-0047022

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
234 First Avenue South
Franklin, TN 37064
(615) 794-3450 Facsimile (615) 794-3510

Subject Property: TAX MAP-PARCEL #: 108-12-08-112.00
Property Address: 1813 Summerlake Drive, Nashville, TN 37214

New Owner: Melanie L. Drudge
Address: 1813 Summerlake Drive
Nashville, TN 37214

Send Tax Bill To:
Melanie L. Drudge
1813 Summerlake Drive
Nashville, TN 37214

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple interest in the subject property in accordance with the Final Decree of Divorce entered on April 30, 2019, Davidson County, Nashville, Tennessee, Fourth Circuit Court, Case Number 18D1233, and for good and valuable consideration, and no monetary consideration, I, **Sean C. Drudge**, hereby quitclaim and convey to **Melanie L. Drudge**, all the right, title and interest, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, FINAL PLAT, PHASE 1-A, SECTION 4, HARBORVIEW, as shown on plat of record in Plat Book 7900, Page 386, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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 Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PHASE 1-A, SECTION 4, HARBORVIEW, as recorded in Plat Book 7900, Page(s) 386, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origins 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 7471, Page 26, amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, 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).

e. Charter of Harborview @ Cheswicke Homeowners Association recorded in Book 7522, Page 339, amended in Book 8263, Page 555.

f. Easement for Access, recorded in Book 8068, Page 723.

g. Easement for Sanitary/Storm Drainage, recorded in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886 and Book 6147, Page 893.

h. Stormwater Detention Agreement as set forth in instrument recorded in Book 7390, Page 270.

This is improved property, known as: 1813 Summerlake Drive, Nashville, TN 37214.

Being the same property conveyed to Sean C. Drudge and wife Melanie L. Drudge by Warranty Deed from Carolyn J. Fitzsimons and husband Don Fitzsimmons recorded on the 12th day of July, 2013, in Instrument No. 20130712-0072229 in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 15 day of May, 2019.

Sean C. Drudge

Sean C. Drudge

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sean C. Drudge**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of May, 2019.

Lee Ann Edwards
NOTARY PUBLIC

3/8/22
My Commission Expires

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Sean C. Drudge
Sean C. Drudge

Sworn to and subscribed before me this 15th day of May, 2019.

Lee Ann Edwards
NOTARY PUBLIC

3/8/22
My Commission Expires

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

The actual consideration or value, whichever is greater, is $0.