QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 234924 DEEDQC
05/28/2019 09:02:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190528-0049804

M. BLACKBURN NOTARY PUBLIC STATE OF TENNESSEE BRADLEY COUNTY

STATE OF TENNESSEE
COUNTY OF Bradley

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-24-21
(AFFIX SEAL)

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

FILE # 19-05-3537

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Dugan	**IServe Residential Lending LLC**	**172-05-0B-082.00-CO**
(NAME)	(NAME)	
5816 Sterling Oak Drive	**16745 W. Bernardo Drive Suite 100**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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,

CATHERINE DUGAN, ALSO KNOWN AS CATHERINE C. DUGAN AND JOHN DUGAN, ALSO KNOWN AS JOHN R. DUGAN, WIFE AND HUSBAND,

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

JOHN R. DUGAN AND WIFE, CATHERINE C. DUGAN

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

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, 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 Catherine Dugan and John Dugan, wife and husband by Warranty deed from C. Gregory Dix and Patricia G. Dix, husband and wife of record in Instrument No. 20130108-0002476 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 08, 2013.

Subject to all matters shown on the Plan of record in Plat Book 11190, Page 141, 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 Book 10951, Page 547, amended in Book 11514, Page 959, and in Instrument No. 20001214-0123042, 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 Bylaws of record in Instrument Number 20001214-0123043, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Sterling Oaks Homeowners Association, Inc. of record at Book 10951, Page 540 in the aforesaid Davidson County Register's Office.

Subject to Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20130419-0039232, in the Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Open Space of record in Instrument Number 200505100052774 , in the 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 5816 Sterling Oak Drive Brentwood TN 37027
(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 20th day of May, 2019.

CATHERINE DUGAN

JOHN DUGAN

A/K/A CATHERINE C. DUGAN

A/K/A JOHN R. DUGAN

STATE OF TENNESSEE
COUNTY OF Williamson

Before me Denise Clark of the state and county mentioned personally appeared Catherine Dugan, a/k/a Catherine C. Dugan and John Dugan, a/k/a John R. Dugan, 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 20th day of May, 2019.

Notary Public

My Commission Expires: 11/20/2022

DENISE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
NOVEMBER 20, 2022