Karen Johnson Davidson County
Batch# 245348 DEEDQC
06/19/2019 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190619-0059017

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

William V. Uhlhorn
408 Patina Circle
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, AND GATEWAY TITLE SERVICES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 091-14-0B; Parcel No. 008.00

THIS INSTRUMENT made and entered into on this the 21 day of May, 2019, by and between, **TAMARA R. UHLHORN** ("Grantor"), and **WILLIAM V. UHLHORN** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, and pursuant to that Marital Dissolution Agreement and Final Decree of Divorce in Docket No. 12D1926, in the Circuit Court of Davidson County, Tennessee, Grantor conveys, transfers, releases, relinquishes, and quitclaims, unto Grantees, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Subdivision Plat, First Revision, Patina, of record in Instrument 20040704•0080650, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

BEING the same property conveyed to William V. Uhlhorn and wife, Tamara R. Uhlhorn, by Warranty Deed from Michelle Beth Walker, unmarried, dated November 29, 2007, of record in Instrument No. 20071210-0142103, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is made subject to:

1. All matters shown on the Plan of record in Instrument 200407040080650, Register's Office of Davidson County, Tennessee.
2. All matters shown on the Plan of record in Book 332, Page 113, Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200309300144301, amended in Instrument 200705000056185, Register's Office of Davidson County, Tennessee.
4. Amendment to By-Laws in Instrument 200703080028897 and Instrument 20070108003070, Register's Office of Davidson County, Tennessee.
5. Charter in Instrument 200308200120431, Register's Office of Davidson County, Tennessee

This is improved property known as: 408 Patina Circle, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the 21 day of May, 2019.

Tamara R Uhlhorn
TAMARA R. UHLHORN

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **TAMARA R. UHLHORN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21st day of May, 2019.

Keri V. McInnis
Notary Public

My Commission Expires: 11/3/20

KERI V. McINNIS NOTARY PUBLIC TENNESSEE EXPIRES Nov 03, 2020 DAVIDSON COUNTY

AFFIDAVIT

STATE OF TN)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 21 day of May, 2019.

Keri V. McInnis
Notary Public

My Commission Expires: 11/3/20

KERI V. McINNIS NOTARY PUBLIC TENNESSEE EXPIRES Nov 03, 2020 DAVIDSON COUNTY

PB190654

Certificate of Authenticity

I, Andria Nesbitt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andria Nesbitt

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Sandra E Ortiz, a notary public for this county and state, Andria Nesbitt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra E Ortiz

Notary's Signature

My Commission Expires: July 6, 2020

Notary's Seal (If on paper)

SANDRA E. ORTIZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

201906190059017