Quitclaim Deed

Karen Johnson Davidson County
Batch# 249778 DEEDQC
06/27/2019 03:27:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190627-0062698

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 THE 27 DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 5/9/23 (AFFIX SEAL)

JENNA H BENONI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Port Royal, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Port Royal	New Owner	133140A03500CO
(NAME)	(NAME)	
301 Northcreek Blvd #208		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nick Calmes, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Port Royal, LLC,** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit: **See Exhibit A**

This is property known as 420 Elysian Fields Unit B16, Nashville 37211

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

Witness our hand on 27th day of June 2019.

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Nick Calmes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (Quitclaim Deed) for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2019.

Notary public

5/9/23
Commission expires

JENNA H BENONI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A:

Land in Davidson County, Tennessee, being Unit B-16 of The Village at Grassmere formerly Oakcrest Condominiums created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nick Calmes, unmarried, by Warranty Deed from Melanie Winand Supplemental Needs Trust, recorded on the 22nd day of December 2015 in Instrument No. 20151222-0128625, in the Register's Office of Davidson County, Tennessee.

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 2018 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 The Village at Grassmere formerly OAK CREST CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 413, 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. Terms and provisions of by-Laws of The Village at Grassmere formerly OAKCREST CONDOMINIUMS recorded in Book 5884, Page 996.

e. Conditions, covenants, reservations, requirements, restnctions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAKCREST CONDOMINIUMS Condominium of record in Book 5884, Page 960 , as amended and restated by Book 9559, Page 939, as amended in Instrument Nos. 20041102-0131823 and Instrument No. 20060630-0078687, and further amended in Instrument No. 20070301-0025595; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,- telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Charter of Oakcrest Condominiums recorded in Book 5860, Page 930 and Book 5885, Page 13.