Karen Johnson Davidson County
Batch# 276523 DEEDQC
08/26/2019 02:03:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190826-0085785

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE PARTIES HERETO AND SHOWN HEREIN.

SEND TAX BILLS TO:
NEW OWNER:
BRENDA HEIAR
(LIFE ESTATE)
1001 4TH AVENUE NORTH #274
NASHVILLE, TN 37219

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
123 PUBLIC SQUARE
GALLATIN, TN 37066

TAX MAP 093 13 0A 603.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, BRENDA HEIAR, an unmarried person, have this day bargained and sold and by these presents do hereby convey and quitclaim unto DEREK HEIAR AND LACEY HEIAR, as tenants in common, their heirs and assigns, a one-half (½) undivided interest each in and to the following described parcel of land EXPRESSLY RESERVING A LIFE ESTATE INTEREST THEREIN UNTO MYSELF, BRENDA HEIAR. Said parcel of land is situated in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference together with all singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title, and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges,

tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

THIS IS IMPROVED PROPERTY KNOWN A: 11 Music Square East, Unit 603, Nashville, Tennessee 37203.

This conveyance is subject to all matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

WITNESS my hand this the 22nd day of August, 2019.

Brenda Heiar
BRENDA HEIAR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA HEIAR, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 22nd day of August, 2019.

Teresa J. Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-21-2022

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXP. 06-21-2022

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- QUITCLAIM, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Connie Austin, Agent
AFFIANT

this the 22nd day of August, 2019.

Teresa J. Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES: 06-21-2022

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXP. 06-21-2022

EXHIBIT A

(Property Legal Description)

LAND in Davidson County, Tennessee, being Unit 603 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 6794, Page 219, in the Register's Office of Davidson County, Tennessee, together with an undivided interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Spence Manor Condominiums as set forth in the Exhibits to said Master Deed for a more complete identification and description of said units.

BEING the same property conveyed to Brenda Heiar, an unmarried woman, by Special Warranty Deed from Liyakat Fruitwala and wife, Debora Townsend, dated October 15, 2018, in Instrument No. 20181017-0103178 in the Register's Office of Davidson County, Tennessee.

END OF EXHIBIT A

EXHIBIT B

(Permitted Exceptions)

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Conditions, covenants, reservations, requirements, options, burdens, agreements, undertakings, assessments and other provision contained in or incorporated by reference into the Master Deed establishing SPENCE MANOR Condominium of record in Book 6794, Page 219, Register's Office for Davidson County, Tennessee, 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.

3. Terms and provisions of By-Laws recorded in Book 6794, Page 260, Register's Office of Davidson County, Tennessee.

4. Charter of Spence Manor Condominium Association, Inc., recorded in Book 6790, Page 237, amended at Instrument Nos. 20011106-0121962 and 20020710-0083218, Register's Office of Davidson County, Tennessee.

End of Exhibit B