Karen Johnson Davidson County
Batch# 286532 DEEDQC
09/16/2019 02:49:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190916-0093783

I hereby swear, or affirm, that the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 11th day of September, 2019.

Notary Public

My Commission Expires: 2/15/2022

SANDRA H. DREADEN NOTARY PUBLIC STATE OF TENNESSEE HUMPHREYS CO TENN.

The property is identified on the records of the Tax Assessor as Map and Parcel 161 06 0A 017.00.

The name and address of the new owner and to whom the tax statement should be sent is Sharon Phebus, 1128 thorncrest Road, Nashville, Tennessee 37211.

**This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.**

# QUITCLAIM DEED

For and in consideration of the love and affection I have for my daughter, and desiring to convey to her all of my interest in and to the hereinafter described property, I, HOMER F. PHEBUS, hereby release, remise and quitclaim unto SHARON PHEBUS, all of my right, title and interest in and to the following described property:

Land in Davidson County, Tennessee being Unit 17 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sharon Phebus and Homer F. Phebus, as joint tenants with right of survivorship, of record as Instrument No. 20080513-0049204, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on the Plan of record as Instrument Number 20070705-0080241, Register's Office of Davidson County, Tennessee.

2. Terms, provision, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, set, 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.

3. Stormwater Detention Agreement of record in Instrument Number 20070205-001422 and Instrument No. 20070404-0040188, in the Register's Office of Davidson County, Tennessee.

4. Rights of others in and to the common areas and/or elements.

This 11th day of September, 2019.

Homer F. Phebus

STATE OF TENNESSEE )
)
COUNTY OF HUMPHREYS )

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

Witness my hand and official seal at Waverly, Tennessee, this 11th day of September, 2019.

Notary Public

My Commission Expires:

2/15/2022

SANDRA M. DREADEN STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS CO TENN.