Karen Johnson Davidson County
Batch# 293760 DEEDQC
10/01/2019 10:55:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191001-0099853

This instrument was prepared by:
Clarksville Title & Escrow
Larry A. Rocconi, Jr., Attorney
1725 C Wilma Rudolph Boulevard
Clarksville, Tennessee 37040
(931) 266-0236

NICOLAS BRANDON ROGERS

TO: QUITCLAIM DEED

BARBARA THAO

THIS INSTRUMENT, made and entered into on this the 27 day of September, 2019, by and between NICOLAS BRANDON ROGERS, Grantor, to BARBARA THAO, her heirs and assigns, Grantee.

WITNESSETH:

THAT, FOR A GOOD AND VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby convey and quitclaim unto Grantee, all right, title and interest of Grantor in and to the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 246 on the Plan of Belle Arbor Town homes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions of and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

This property is subject to (1) building setback lines, utility and drainage easements and all other matters on the aforementioned survey of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; (6) other matters of public record; and (7) Restrictive Covenants of record in Instrument No. 20100203-0008782, Corrected and amended in Instrument No. 20160225-0018112, Amended and Restated in Instrument No. 20171116-0117974, Corrected in Instrument No. 20171122-0119839, Amended and Restated in Instrument No. 20180105-0001817; (8) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052; Instrument No. 20100903-0070291; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216; Instrument No. 20171130-0122273; (9) Easements of record in Book 6181, Page 43; (10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261; (11) Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948; (12) Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee Corporation, of record in Instrument No. 20180410-0033776, all in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barbara Thao and Nicolas Brandon Rogers, by deed of record in Instrument No. 20181030-0107282, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel #050020B24600CO, in the Tax Assessor's Office for Davidson County, Tennessee.

This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed.

The preparer is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRS § 5064(E) or other applicable law.

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~~TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said BARBARA THAO, her heirs and assigns, Grantee.~~ BMT

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WARNING TO THE PERSON EXECUTING THIS DOCUMENT. YOU UNDERSTAND THAT YOU ARE SIGNING A QUITCLAIM DEED. THIS DEED WILL CONVEY ALL YOUR INTEREST IN THE REAL PROPERTY HEREIN IDENTIFIED. YOU ARE EXECUTING THIS DOCUMENT OF YOUR OWN FREE WILL AND ACCORD. YOU ACKNOWLEDGE AND HAVE READ, UNDERSTAND, AND APPROVE THIS DEED. FURTHERMORE, YOU UNDERSTAND THAT YOU WILL NO LONGER HAVE ANY INTEREST IN SAID REAL PROPERTY ONCE YOU EXECUTE THE SAME.

IN WITNESS WHEREOF, the parties have hereunto signed on this 27 day of September, 2019.

NICOLAS BRANDON ROGERS
GRANTOR

STATE OF Tennessee)
COUNTY OF Montgomery)

Personally appeared before me, NICOLAS BRANDON ROGERS, 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 for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 27 day of September, 2019.

Notary Public

KRISTIE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 12-13-2021

NEW OWNER
Name & Address of
Property Owner:

Barbara Thao
1334 Havenbrook Drive
Nashville, TN 37207

Name & Address of Person
Responsible for Payment of Taxes

SAME

STATE OF TENNESSEE, MONTGOMERY COUNTY
The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 27 day of September, 2019.

NOTARY PUBLIC

KRISTIE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 12-13-2021