FROM: **TIMOTHY WOODWARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK M. EUBANK, DECEASED**

TO: **CHRISTOPHER NICHOLS EUBANK, and BRETT ASHLEY EUBANK**

Karen Johnson Davidson County
Batch# 296201 DEEDQC
10/04/2019 01:03:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20191004-0101907

The Estate of: **FRANK M. EUBANK, DECEASED**

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY:

LARRY H. HAGAR, ESQ.
UNDERHILL, NIEWOLD, HAGAR & EVANS
The Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-

Jim Woodward
AFFIANT

Sworn to and subscribed before me this the 4 day of October, 2019

LARRY H. HAGAR NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires: March 2, 2020

ADDRESS NEW OWNER:
Christopher Nichols Eubank
and Brett Ashley Eubank
201 Buck Run Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Christopher Nichols Eubank
4004 Pavati Trace
Spring Hill, TN 37174

MAP/PARCEL NO.:
122010A47300CO

KNOW ALL MEN BY THESE PRESENTS that **Timothy Woodward**, the Personal Representatives of the Estate of **Frank M. Eubank**, for and in consideration of the sum of

One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Frank M. Eubank, who died testate on March 6, 2019, in Davidson County, Tennessee, and Letters Testamentary were issued to the Petitioner, Timothy Woodward, by the Probate Court in Davidson County, Tennessee, on April 4, 2019, under Docket No. 19P-512, have bargained and sold and hereby remise, release and forever quitclaim to Christopher Nichols Eubank and Brett Ashley Eubank, as tenants in common, with no right of survivorship, their heirs and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Unit No. 62, in Woodland Point, Phase 10, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime, with Private Elements, of record as Instrument No. 200010110101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 200207250089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 200209040107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Frank M. Eubank, by Warranty Deed from Hoannghia Do, dated December 22, 2018, recorded as Instrument No. 20161230-0137720, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters shown on the PUD Boundary Plat of record in Book 11700, Page 66, and a plat of record in Instrument 200207250089575; (2) Covenants, conditions, and restrictions of record in Instrument No. 200006070056981, Instrument No. 200010110101044, Instrument No. 200207250089575. and Instrument No. 200209040107261, By-Laws in Instrument No. 200801040001237, First Amendment in Instrument No. 200805210052236, and Second Amendment in Instrument No. 201205180043315; (3) Landscape Agreement in Instrument No. 200006120058346; (4) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage in Instrument No.

200004190039023; (5) Easement granted to Metropolitan Government, in Book 8332, Page 982; (6) Warranty Deed to Woodland Point Townhouse Corporation in Instrument No. 200012050119722; (7) Charter of Woodland Point Master Association, Inc., in Instrument No. 200202220022863; (8) Charter of Woodland Point Townhouse Corporation in Instrument No. 200010130102000, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 201 Buck Run Drive, Nashville, Tennessee, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

For the express purpose of carrying out the intent of this conveyance, as above set out, I, Timothy Woodward, Personal Representative of the Estate of Frank M. Eubank, do hereby Quitclaim and convey all of my interest unto the said Christopher Nichols Eubank and Brett Ashley Eubank, their heirs and assigns, and I, Timothy Woodward, Personal Representative of the Estate of Frank M. Eubank, covenant with the Grantees that the same is conveyed subject to the limitations and restrictions as may affect the premises. Whenever used, the singular shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4 day of October, 2019.

Timothy Woodward

TIMOTHY WOODWARD
Personal Representative of the Estate of
FRANK M. EUBANK

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TIMOTHY WOODWARD, Personal Representative of the Estate of FRANK M. EUBANK, 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 Nashville, Tennessee, on this the 4th day of October, 2019.

LARRY H. HAGAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC

My Commission Expires: March 2, 2020