This Instrument Prepared By:
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BAYDOUN & KNIGHT, PLLC
5141 Virginia Way, Suite 210
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 298693 DEEDQC
10/10/2019 08:31:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191010-0103780

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Tracie Bohan Lance *and* Jeffrey Stephen Bohan 401 Bowling Avenue, #6 Nashville, TN 37205	Tracie Bohan Lance *and* Jeffrey Stephen Bohan 401 Bowling Avenue, #6 Nashville, TN 37205	104-13-0A-007.00-CO

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Tracie Bohan Lance, unmarried, and Jeffrey Stephen Bohan and his wife, Cheryl Martin Bohan, residents of the State of Tennessee, as tenants in common with rights of survivorship (collectively the "Grantor"), hereby quitclaims unto Tracie Bohan Lance, an unmarried woman, and Jeffrey Stephen Bohan, a married man, residents of the State of Tennessee, as tenants in common with rights of survivorship (collectively the "Grantee") all of their interest in the following improved land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Building Site No. 7 on the Plan of Richmeade Place, Section I as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more accurate and complete description for said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation in the State of Tennessee, and all obligations and privileges thereto belonging or in anywise appurtaining to said membership.
>
> Being the same property conveyed to Tracie Bohan Lance, and Jeffrey Stephen Bohan and his wife, Cheryl Martin Bohan, by Warranty Deed from Edmund L. Carey and wife, Margaret M. Huff, of record in Instrument 20190703-0064982, Register's Office for Davidson County, Tennessee, dated June 26, 2019, and recorded on July 3, 2019.
>
> This Conveyance is subject to:
> - Taxes for the year 2019 and thereafter, not yet due and payable;
> - Subject to all matters shown on the Plan of record in Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee;
> - Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions for Richmeade Place with By-laws amended thereto, of record in Book 4941, Page 637, as supplemented in Book 5019, Page 946, amended in Book 5036, Page 338, further supplemented in Book 5039, Page 256; Book 5094, Page 473; Book 5213, Page 945; Book 5238, Page 385; Book 5408, Page 210; and Book 5733, Page 628, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or

restriction, if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 United States Code, or (b) relates to handicap but is not discriminatory against handicap persons.

- Charter of Richmeade Place Homeowner's Association of record in Book 4942, Page 633, Register's Office of Davidson County, Tennessee.
- Quitclaim Deeds for common areas of Richmeade Place Homeowner's Association of record in Book 4947, Page 348; Book 5035, Page 573; Book 5067, Page 37; Book 5114, Page 987; Book 5487, Page 73; and Book 5778, Page 448; all in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20140328-0025605, in the Register's Office for Davidson County, Tennessee.
- Rights and easement(s), if any, of adjoining landowners in any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and elements.
- Any and all existing easements and restrictions as shown of record and not stated herein.

This is **improved** property as located at **401 Bowling Avenue #6, Nashville, Tennessee 37205.**

IN WITNESS WHEREOF, the undersigned, have hereunto executed this instrument of conveyance this 4TH day of OCTOBER, 2019.

Tracie Bohan Lance

Jeffrey Stephen Bohan

Cheryl Martin Bohan

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracie Bohan Lance, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2019.

Notary Public

My Commission Expires: 4/10/2022

WILLIAM LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Stephen Bohan, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2019.

Notary Public

My Commission Expires: 4/10/2022

WILLIAM LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cheryl Martin Bohan, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2019.

Notary Public

My Commission Expires: 4/10/2022

WILLIAM LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 10, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $0.

Tracie Bohan Lance, Grantee

Subscribed and sworn to before me, this 4th day of October, 2019.

Notary Public

My Commission Expires: 4/10/2022

WILLIAM LEE HORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 10, 2022