QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 316984 DEEDQC
11/18/2019 01:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191118-0118705

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON MONDAY, NOVEMBER 18, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1181LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Maria Olga Adleman	New Owners	160 15 0A 003.00
103 Hearthstone Manor Cir		160 15 0A 003.00
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA OLGA ADLEMAN, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MARIA OLGA ADLEMAN, A SINGLE WOMAN AND NICOLE E. BOYLAN, A MARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 103 Hearthstone Manor Cir, Brentwood, TN 37027

Witness my hand on this Monday, November 18, 2019

Maria Olga Adleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Maria Olga Adleman, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Maria Olga Adleman executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this Monday, November 18, 2019

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

19-1181LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Phase I, Hearthstone Manor of record in Book 6200, Page 144, amended by Surveyors Certificate in Book 6521, Page 716, and further amended in Book 62590, Page 398, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Maria Olga Adleman by Warranty Deed from Melinda Bailey of Record in Instrument 20190815-0081765, Registers Office for Davidson County Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2019 now due and payable and 2020 and thereafter not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, Page(s) 144, amended in Book 6521, Page 716 and Book 6250, Page 398, in the Register's Office of Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5409, Page 485 and Book 6424, Page 839, amended in Book 6582, Page 154; Book 6600, Page 3, Book 6884, Page 251; Book 6916, Page 230; Book 7939, Page 749; Book 7398, Page 907; Book 7403, Page 563; Book 11404, Page 149; Book 11749, Page 481 and Instrument No. 20060510-0054690, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23