Karen Johnson Davidson County
Batch# 325013 DEEDQC
12/05/2019 08:31:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191205-0125369

QUIT CLAIM DEED

From: Keith James Frickey

This instrument prepared by:
William P. Holloway
509 New Highway 96 West, Suite 201
Franklin, TN 37064

To: Wendy Elise Whitten-Frickey

Address New Owner:	Send Tax Bills To:	Tax Parcel No.
Wendy Elise Whitten-Frickey 133 Morton Mill Circle Nashville, TN 37221	Wendy Elise Whitten-Frickey 133 Morton Mill Circle Nashville, TN 37221	Map & Parcel 141 12 0D 133.00

AFFIDAVIT

STATE OF VIRGINIA)
COUNTY OF WILLIAMSBURG

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Final Decree of Divorce in that certain case styled ***Wendy Elise Whitten-Frickey v. Keith James Frickey***, Third Circuit Court for Davidson County, Tennessee, Docket No. 19D653, and that there was no other consideration given for the transfer.

Affiant – Keith James Frickey

SUBSCRIBED AND SWORN TO before me this 29th day of OCTOBER, 2019.

ANDREW PADGETT
Notary Public
Commonwealth of Virginia
Registration No. 7528026
My Commission Expires Sep 30, 2022

NOTARY PUBLIC
My Commission Expires: 9/30/22

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Wendy Elise Whitten-Frickey v. Keith James Frickey*, Third Circuit Court for Davidson County, Tennessee, Docket No. 19D653, **Keith James Frickey**, (the "Grantor") by these presents hereby sells, assigns and quitclaims unto **Wendy Elise Whitten-Frickey** (the "Grantee") all of Grantor's right, title and interest in and to certain land located at 133 Morton Circle, Nashville, Tennessee 37221, in Davidson County, Tennessee, being more particularly described as follows:

Being the same property conveyed to **Keith James Frickey and wife, Wendy Elise Whitten-Frickey**, by Deed from **Morton Mill,** a Tennessee Joint Venture, as of record in Book 8979, Page 250, Register's Office for Davidson County, Tennessee. Being a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 133 (and driveway serving said Lot) on the Plan of the Second Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 226, Register's Office for said County, to which said plan reference is hereby made for more complete legal description thereof.

BEING part of the same property conveyed to Morton Mill, a Tennessee Joint Venture, by deed from George Gianikas, Sonny Mooney, Joseph L. Lackey, Jr. and George Dunn, of record in Book 7284, Page 959, Register's Office for Davidson County, Tennessee.

For purpose of description, the term Lot or Unit shall be defined as the same.

This is improved property known as 133 Morton Mill Circle, Nashville, Tennessee 37221.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Morton Mill Estates, and including the requirement that all owners of the lots in Morton Mill Estates be members of the Morton Mill Homeowner's Association, Inc., subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure said payment thereof which is secondary to any first mortgage, all as contained in instruments executed by the Grantor and recorded in Book 7546, Page 145, supplemented and amended in Book 7936, Page 704, and further supplemented and amended in Book 8079, Page 804, said Register's Office, said instruments are included in this Deed by reference and made a part hereof as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas shown on the Plan of Morton Mill Estates of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to which common property (designated "Common Area" on the Plan of Morton Mill Estates) is vested in Morton Mill Homeowners' Association, Inc., for the common enjoyment of all members of said Association, of record in Book 7548, Page 963, said Register's Office.

4. By-Laws of the Morton Mill Homeowners' Association, Inc. of record in Book 7546, Page 154, and supplemented and amended in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

DATED this 29th day of October, 2019.

KEITH JAMES FRICKEY

STATE OF Virginia)

COUNTY OF Williamsburg)

Personally appeared before the undersigned, a Notary Public in and for the State and County

aforesaid, **Keith James Frickey** (Grantor), with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 9/30/22

ANDREW PADGETT
Notary Public
Commonwealth of Virginia
Registration No. 7528026
My Commission Expires Sep 30, 2022

1