Name and Address of New Owner:
Lisa G. Farney
506 Forest Pointe Place
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 334015 DEEDQC
12/23/2019 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191223-0132511

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150-09-0B-506.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wayne L. Farney, an unmarried man,** "the Grantor," convey and quitclaim unto **, Lisa G. Farney, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee. being Unit No. 506 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281 and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Forest Pointe Condominiums of record in Book . 7801, Page 463 as amended in Book 8050, Page 853 and Instrument Number ' 20030712-0097022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights. and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Wayne L. Farney and Lisa G. Farney, husband and wife, by Warranty deed from Mona Holt and husband Jonathan Holt, dated 9/30/2015 and filed of record in Instrument No. 20151005-0100944, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

201912230132511

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21st day of ~~January, 2020.~~ JB December, 2019

Wayne L. Farney (SEAL)

STATE OF MAINE)
)
COUNTY OF Kennebec)

Personally appeared before me, a Notary Public in and for said State and County, **Wayne L. Farney**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ~~10th~~ 21st day of December, 2019 JB ~~January, 2020~~.

Judy Brochu
Notary Public
My commission expires: JUDY BROCHU NOTARY PUBLIC State of Maine My Commission Expires January 30, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of ~~January~~ December, ~~2020~~. 2019

Notary Public
My commission expires: 11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File # 19-774

True Copy Certification

I, Connie Taylor, do hereby make 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 to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212