Karen Johnson Davidson County
Batch# 358287 DEEDQC
02/14/2020 09:02:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200214-0016981

This instrument prepared by:
Christopher Cantrell, Attorney for
Paramount Title Services, LLC
45 Peavine Plaza, Suite 103
Crossville, Tennessee 38571
(931) 456-8080

QUIT CLAIM DEED

THIS DEED, made and entered into this the 17th day of February 2020, by and between **Tyler Overstreet and daughter, Olivia Overstreet,** hereinafter known as the First Party, and **Olivia Overstreet, a single woman,** hereinafter known as the Second Party;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the First Party has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Second Party, their heirs and assigns, all their rights, title and interest in and to the hereinafter described real estate:

Tax ID#: 093-01-0-A, Parcel 262.00

BEING Unit No. 1017, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the subject property. Subject to the Master Deed of record in Book 8607, Page 417 and as amended in Book 11072, Page 626; subject to the Restrictive Covenants of record in Book 2735, Page 473; subject to the Charter of Capitol Towers HOA of record in Book 8608, Page 843 and as amended in Book 6066, Page 294; Book 5434, Page 755, and in Book 5438, Page 374; subject to the Restrictions of record in Book 2883, Page 312; subject to the Easement of record in Instrument #2013051700500549; subject to the Statement of Intent to Dissolve Capitol Towers Apartments, Inc. of record in Book 5193, Page 678; subject to the Right of Way Dedication Plat of record in Book 7900, Page 832; and further subject to the plat of record in Plat Book 9700, Page 682 and in Book 2663, Page 120, in the official records of Davidson County, Tennessee.

Prior Reference: Being the same property conveyed to Tyler Overstreet and daughter, Olivia Overstreet by Deed dated February 28, 2019 from Robert J. Notestine III, Successor Trustee, recorded March 8, 2019, in Instrument Number 201903080021424, in the Official Records of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

Grantor(s):

X _____
Tyler Overstreet

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor(s), **Tyler Overstreet,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, on this 7th day of February 2020.

My commission expires:
10-18-2022

Notary Public

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF Tennessee
COUNTY OF Putnam

I hereby swear or affirm 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.

WITNESS my hand and official seal, this the 7th day of February 2020.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 7th day of February 2020.

My commission expires:
10-18-2022

Notary Public

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Olivia Overstreet
510 Gay Street 1017
Nashville, TN, 37219

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner