Karen Johnson Davidson County
Batch# 383210 DEEDQC
04/08/2020 01:40:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200408-0037084

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF COFFEE THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00. AFFIANT Subscribed and sworn to me on the 3rd day of April 2020. Notary Public My Commission Expires: 3-13-2024

BETTY B. BELL NOTARY PUBLIC STATE OF TENNESSEE COFFEE COUNTY

THIS INSTRUMENT PREPARED BY
Thomas H. Copeland, 111 W. Grundy Street, Tullahoma, TN 37388

Address of New Owner:	Send Tax Bills To:	Map-Parcel
A.D. Vakili 2517 Upper Hollow Road Thompsons Station, TN 37179	SAME AS OWNER	Map 104,Group 9, Control Map K, Parcel 202.00

Deed prepared without benefit of title search.

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I,

JESSICA VAKILI

hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey my one-half (50%) undivided interest unto

A. D. VAKILI

hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 202, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of the Montclair, of record in Book 7322, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, and Instrument Nos. 20021231-0162451 and 20030113-0005471, said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Jessica Vakili, unmarried and A. D. Vakili Warranty Deed recorded March 19, 2014, of record in Instrument No. 20140319- 0022816, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2020 are assumed by Grantee.

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, page(s) 954, Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin of the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions and restrictions as recorded in Book 6846, page 838, Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowners Association recorded in Book 7887, page 462, Register's Office of Davidson County, Tennessee.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR of record in Book 7332, page 380, as amended by instrument(s) of record in Book 7902, page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, Register's Office of Davidson County, Tennessee, also subject to easements, rights and interests 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 building thereon.

g. Easement for Ingress/Egress, recorded in Book 6846, page 833 and Book 6881, page 926, Register's Office of Davidson County, Tennessee.

h. Easement recorded in Book 7902, page 145, Davidson County, Tennessee.

WITNESS ,my hand this 3rd day of April, 2020.

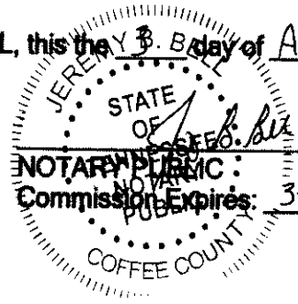
Jessica Vakili

JESSICA VAKILI

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally, appeared before me, a notary public in and for the said county and state, the within named JESSICA VAKILI, the bargainor, 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 the 13 day of April, 2020.



NOTARY PUBLIC
Commission Expires: 3-13-2024