Karen Johnson Davidson County
Batch# 400925 DEEDQC
05/15/2020 11:03:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200515-0050611

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Shannon Mulvey, Single Woman,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Shannon Mulvey and Derrick Green, Joint Tenants with Right of Survivorship ,** all his/her/their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Being all of Unit No. 6104, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record on Exhibit showing in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Shannon Mulvey, Single Woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 24, 2020, appearing of record in Instrument Number 20200309-0026021 **, of the Register's Office of Davidson County, Tennessee.**

This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20190502-0040940, and amended in Instrument Number 20190502-0040941 and also in the Amended and Restated Declaration of Protective Covenants , Conditions and Restrictions and Master Deed for Old Hickory Commons, filed for record as Instrument Number 20070920-00112646, Instrument Number 20071213-0143334, Instrument Number 20080710-0071087, Instrument Number 20080317-0026338, Instrument Number 20101222-0101832, Instrument Number 20130322-0028759, Instrument Number 20140207-0011094, Instrument Number 20170602-0055284, Instrument Number 20081117-0113467, Instrument Number 20130322-0028759 and Instrument Number 20140207-0011094; Stormwater Detention Agreement for Old Hickory Commons filed as Instrument Number 20060307-0026092; Fifty-Foot Colonial Pipeline Easement filed for record in Book 3570, page 11; A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee Corporation d/b/a TDS Telecom of record in Instrument Number 20080709-0070604 and Instrument Number 20081121-0114642; Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville I, LLC of record in Instrument Number 20161212-0130102; Transmission Line Easements of record in Book 2344, page 432, Book 4425, page 535 and Book 11124, page 716; Boundary Plat of record in Instrument Number 20190820-0083637; and to any and all matters shown on said plat and survey of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Bedford County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 24th day of February, 2020.

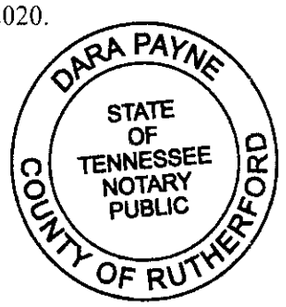
Shannon Mulvey

STATE OF TENNESSEE
COUNTY OF Davidson

On the 24th day of February, 2020, before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Shannon Mulvey** acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 24th day of February, 2020.

Notary Public
My Commission Expires: 5/22/22



The actual consideration for this transfer is -0-

Affiant

Witness my hand and official seal this 24th day of February, 2020.

Notary Public
My Commission Expires: 5/22/22



This information was provided by the parties.
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd. Ste 16, Murfreesboro, TN 37129
Map/Parcel: 175 2 G 40CO
New Owner: Shannon Mulvey & Derrick Green, 4113 Saddlecreek Way. Antioch, TN 37013
Send Tax Bills To: New Owner