Per TCA §66-24-115
Prepared By:

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THIS SPACE FOR REGISTER'S RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 410112 DEEDQC
06/04/2020 12:27:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200604-0057532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into as of this 28 day of May, 2020, by and between **Linzi Hatley,** "Grantor", and **David Elmer Hatley, II**, "Grantee";

WITNESSETH:

Pursuant to a divorce proceeding in the Washington County, Tennessee, Chancery Court, Docket No. 19-DM-0914, and in consideration of the terms and conditions thereof and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby bargains and does by these presents grant, transfer, quitclaim, and convey unto the Grantee, his heirs and assigns, all of his/her right, title and interest in and to the following described real property:

In the 1st Civil District of Davidson County, Tennessee, and within the corporate limits of the City of Nashville, Tennessee:

Unit #1903 of the Horizontal Property Regime of Encore, a Residential Condominium, pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument # 20080025-0018429, and Master Deed for Encore, a Master Condominium of record as Instrument # 20080225-0018425, as recorded in the Davidson County, Tennessee, Register of Deeds' Office.

TOGETHER WITH: All appurtenances, rights-of-way, and easements, if any.

SUBJECT TO:

1. Master Deed and Bylaws of record in Instrument # 20080225-0018425, Instrument # 2008-225-0018429, Instrument # 20111104-0085473, in the Davidson County, Tennessee Register of Deeds' Office.

2. Charter of record in Instrument # 20080225-18424 and Instrument # 20080225-0018428, in the Davidson County, Tennessee, Register of Deeds' Office.

3. All conditions, covenants, restrictions, reservations, rights-of-way, and easements of record, if any.

Per TCA Section 66-24-121, the foregoing description is based upon prior deeds of record.

Per TCA Section 66-24-122, this property is shown on the Davidson County, Tennessee, Tax Assessor's Maps as Map & Parcel #093 06 0A 299.00. This information is set forth to comply with the requirements of TCA Section 66-24-122 only and shall not in any way be construed as amending or altering the description set forth hereinbefore.

Per the Davidson County, TN, Tax Assessor's Office, this property has a street address of 301 Demonbreun Street, #1903, Nashville, Tennessee, 37201.

Per TCA Section 66-24-110, the source of Grantor's title is a Warranty Deed dated September 12, 2014, from Charles Brewton and wife, Patricia Brewton, to Linzi Hatley and David Hatley, husband and wife, registered September 15, 2014, at 12:14 P.M., and recorded in Instrument #20140915-0084250, in the Davidson County, Tennessee, Register of Deeds' Office. The purpose of this deed is to convey all of the interest of Grantor to Grantee pursuant to the matter hereinbefore mentioned.

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE PREPARER BY ONE OR MORE OF THE PARTIES HEREIN, A THIRD PARTY, AND/OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE PREPARER ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. THE PREPARER ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE. THE PREPARER ALSO ASSUMES NO LIABILITY FOR THE PROPER EXECUTION, DELIVERY OR RECORDING OF THIS DOCUMENT. FAILURE TO PROMPTLY RECORD THIS DOCUMENT IN THE APPROPRIATE REGISTER'S OFFICE COULD JEOPARDIZE THE GRANTEE'S RIGHTS IN AND TO THIS REAL ESTATE.

IN WITNESS WHEREOF, the Grantor has executed this deed on the day and year first above written.

Linzi Hatley

LINZI HATLEY

STATE OF TENNESSEE
COUNTY OF Washington

ACKNOWLEDGMENT

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, Linzi Hatley, the within named bargainor, with whom I am personally acquainted, or who was proved on the basis of satisfactory evidence to me to be the person described in the foregoing instrument and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her voluntary act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at office in said State and County, this the 28 day of May, 2020.

NOTARY PUBLIC

LAUREN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

My commission expires: 9/26/2023

THIS PROPERTY TRANSFER IS EXEMPT FROM THE RECORDATION TAX OF TCA § 67-4-409(a) PURSUANT TO TCA § 67-4-409(a)(3)(E)
[DOMESTIC SETTLEMENT DEED ADJUSTING PROPERTY RIGHTS BETWEEN DIVORCING PARTIES]
AND, THEREFORE, NO OATH OF VALUE IS REQUIRED PER TCA §67-4-409(a)(5).

NAME AND ADDRESS OF PROPERTY OWNER, PER TCA §66-24-114:

David Hatley
144 Lake Meadow Drive
Johnson City, TN 37615

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAX, PER TCA §66-24-114:

David Hatley
144 Lake Meadow Drive
Johnson City, TN 37615