QUITCLAIM DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF June, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1295LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nancy Bollenbaugh	Movement Mortgage	149 02 0F 029.00
156 Shiaway Ct.	8024 Calvin Hall Road	149 02 0F 029.00
Nashville, TN 37217	Indian Land SC 29707	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY BOLLENBAUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

NANCY BOLLENBAUGH AND JASON BOLLENBAUGH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 156 Shiaway Ct., Nashville, TN 37217

Witness my hand on this 10 day of June, 2020

Nancy Bollenbaugh
Nancy Bollenbaugh

Karen Johnson Davidson County
Batch# 419352 DEEDQC
06/18/2020 02:21:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0064521

STATE OF ILLINOIS
COUNTY OF CLARK

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

Witness my hand and official seal at Casey Illinois, this 10 day of June, 2020

Notary Public Penny D. Huddlestun

My Commission Expires: 8-9-21

Official Seal
Penny D. Huddlestun
Notary Public, State of Illinois
Cumberland County
My Commission Expires 08/09/2021

19-1295LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Raven's Retreat, formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record in Instrument No. 20120606-0049599, Register's Office for said County, to which reference is made for a more complete description.

Also being the same property conveyed from Sanford L. Geisser, a single man, by Warranty Deed to Nancy Bollenbaugh of record in Instrument No. 20190917-0094232, in the Register's Office of Davidson County, Tennessee, dated September 11, 2019 and recorded on September 17, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

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

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20110818-0064149 and 20120606-0049559.

4. Easement for Slope, recorded in Book 8319, Page 761.

5. Easement for Utility, recorded in Instrument No. 20061107-0138378, 20061107-0138382, 20061107-0138401 and 20070625-0075229.

6. NOTE: Declaration of Protective Covenants, Conditions and Restrictions for Vale Ridge at Instrument No. 20070312-0030453 and Quit Claim Deed 20110818-0064148 included for informational purposes.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23