Karen Johnson Davidson County
Batch# 419577 DEEDQC
06/18/2020 03:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0064784

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2020.

Notary Public

Commission Expires 9-2-2020

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Tyler Slawson 844 Sunset View Drive Hermitage, TN 37076	Wells Fargo Bank, N. A. 6 Cadillac Drive Brentwood, TN 37027	**086130B00900CO**

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **TYLER SLAWSON, unmarried** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **SKYE LOGUIDICE, unmarried** (hereinafter called the "Grantee), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided interest in and to Grantor's one-half undivided interest, **making Grantor and Grantee tenants in common with right of survivorship as to said one-half (1/2) undivided interest**, in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Villa #1331, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Plat of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration.

Being an interest in the same property conveyed Grantor herein and Kirk Slawson, as tenants in common with right of survivorship, by Beazer Homes, LLC, a Delaware limited liability company, by Warranty Deed of record in Instrument No. 20200609-0059153, Register's Office for Davidson County, Tennessee.

This is improved property known as 844 Sunset View Drive, Hermitage, TN 37076.

This conveyance is subject to all matters in the above-referenced Warranty Deed, and all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20200609-0059155, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of JUNE, 2020.

5/29/20

TYLER SLAWSON, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Tyler Slawson, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 10th day of JUNE, 2020.

Commission Expires: 9-7-2020

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make 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 to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020