Karen Johnson Davidson County
Batch# 442694 DEEDQC
07/23/2020 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200723-0081016

New Owner address

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	American Home Title 4601 Charlotte Park dr. Ste. 120 Charlotte, NC 28217	Bradford T. Chamberlain and Laura Chamberlain 7277 Charlotte Pike Unit 353 Nashville, TN 37209

Order Number: 200629232TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bradford T. Chamberlain and Laura Chamberlain, fka Laura Sandtner, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bradford T. Chamberlain and Laura Chamberlain, Husband and Wife,** whose address is 7277 Charlotte Pike, Unit 353, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit 122 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, Restrictions and By-laws for West Park Homeowners Association Inc. of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee and also amended in Instrument Number 20060202-0013378 and as further set out on a Plan of West Park Place Phase 3 of record as Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Boundary Plat of record as instrument Number 20041112-0136248, Register's Office for Davidson County, Tennessee; and

Subject to all matter shown on the Plan of West Park Place Phase 3 of record as Instrument Number 20060202-0012968, Register's Office for Davidson County, Tennessee; and

Subject to all matters shown on the Plan of Boundary Plan of West Park of record as Instrument Number 20040624-0075136, Register's Office for Davidson County, Tennessee; and

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument No. 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee; and

Subject to conveyance of common area of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee; and

Subject to an overhang easement for electric power lines and incidental use over a portion of the property granted to the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee; and

Subject to Stormwater Detention Agreement of record in Instrument Nos. 20030530-0073233 and 20051123-0141922, Register's Office for Davidson County, Tennessee; and

Subject to Restrictions of record in Instrument No. 20061215-0154731, Register's Office for Davidson County, Tennessee; and

Subject to rights of others in and to the common areas and/or elements; and

Subject to all other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 114-08-0C-126.00
Street address of property: 7277 Charlotte Pike, Unit 353, Nashville, TN 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170223-0018074 in the Recorder's Office, Davidson County, Tennessee.

202007230081016

Signed this 15 day of July, 2020.

Signature of Grantor(s):

Bradford T. Chamberlain

Laura Chamberlain,
fka Laura Sandtner

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15 day of July, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bradford T. Chamberlain and Laura Chamberlain, fka Laura Sandtner, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Property Address: 7277 Charlotte Pike, Unit 353, Nashville, TN 37209
Tax Parcel: 114-08-0C-126.00

Oath of Consideration

I or we, Bradford T Chamberlain and Laura Chamberlain, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 15 day of July, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 15 day of July 2020

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, John Miller, 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.

John Miller

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA