Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Karen Johnson Davidson County
Batch# 448397 **DEEDQC**
08/03/2020 09:46:03 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200803-0085046

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Amena F. Zebari, Trustee
Amena F. Zebari Revocable Living Trust
305 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map and Parcel No.
1313050B30800CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Amena Zebari, an unmarried woman**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Amena F. Zebari, Trustee, Amena F. Zebari Revocable Living Trust Agreement dated July 31, 2020** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 308 of Four Seasons Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizonal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing Four Seasons Condominium of record in Book 6841, Page 349, and amended in Book 6847, Page 122, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to **Amena Zebari**, by Warranty Deed dated March 21, 2016, from **Amy E. Cate and Carol C. Olsen, both unmarried**, recorded in Instrument No. 20160323-0027652, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominium of record in Book 6841, Page 349 and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
• Charter of Incorporation of Four Season's Homeowners Association of record in Book 6855, Page 917, amended in Book 8176, Page 697, in the Register's Office for Davidson County,

Tennessee.
• Agreement regarding Utility Service of record in Book 4821, Page 20, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement and Consent of record in Book 6869, Page (s) 157 and 162, re-recorded in Book 6870, Page 966, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
• Engineering Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

Amena Zebari and **Amena F. Zebari** are one and the same person.

This is improved property known as: **308 Summit Ridge Circle, Nashville, TN 37215-3828**.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 31st day of July 2020.

Amena Zebari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Amena Zebari**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 31st day of July 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY