FROM: JACQUELINE CULVER
LINDA F. CULVER

TO: CHRISTOPHER JOHN CULVER
ZANE DOREEN ROWE-FLOWERS

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LARRY H. HAGAR, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

THIS INSTRUMENT WAS PREPARED BY: LARRY H. HAGAR, ESQ.,
UNDERHILL, NIEWOLD, HAGAR, UNDERHILL & EVANS
Market Street Building
219 Second Avenue, North, Suite 100
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is one dollar and zero cents ($1.00).

AFFIANT

Sworn to and subscribed before me this the 10th day of August, 2020.

KELLY W. DOUGLAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-23

ADDRESS NEW OWNER:
Christopher John Culver and
Zane Doreen Rowe-Flowers et ux
4413 South Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
Christopher John Culver and
Zane Doreen Rowe-Flowers
4413 South Trace Blvd.
Old Hickory, TN 37138

MAP/PARCEL NO.:
064-09-0-A-007.00CO

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND ZERO CENTS ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, JACQUELINE CULVER and LINDA F. CULVER the Grantors, do hereby convey, transfer, release, relinquish, and quitclaim unto CHRISTOPHER JOHN and wife ZANE DOREEN ROWE-FLOWERS as tenants by the entirety, their heirs and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Karen Johnson Davidson County
Batch# 454143 DEEDQC
08/11/2020 01:15:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200811-0089283

Land in Davidson County, Tennessee, being Unit No 4413, together with the appurtenant interest in the common elements of Southfork Condominiums, Phase One, a horizontal property regime established by Master Deed of record in 6783, Page 839, as amended in Book 6994, Page 447, and Instrument No. 20020327-0037726, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Culver, subject to the estate for life reserved to Linda F. Culver, by Quitclaim Deed from Linda F. Culver, dated October 30, 2018, recorded October 30, 2018, of record in Instrument 20181030-0107330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 4413 South Trace Blvd., Old Hickory, TN 37138.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of August, 2020.

x Jacqueline Culver
JACQUELINE CULVER

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, on this the 10 day of August, 2020.



Sheliah Reid
NOTARY PUBLIC

My Commission Expires: 01/08/2024

x Linda F Culver
LINDA F. CULVER

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, on this the 10 day of August, 2020.



Sheliah Reid
NOTARY PUBLIC

My Commission Expires: 01/08/2024