Quitclaim Deed

Karen Johnson Davidson County
Batch# 455596 DEEDQC
08/13/2020 08:09:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200813-0090398

DEBRA A. KUNKEL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2020

Notary Public
My commission expires: 12-19-23

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
139 MAPLE ROW BLVD, SUITE 104
HENDERSONVILLE, TN 37075

Address of New Owner:	**Send Tax Bills To:**	**Tax Parcel Number:**
Donna Gurchiek, Trustee 2155 Bayport Avenue, Old Hickory, TN 37138	Donna Gurchiek, Trustee 2155 Bayport Avenue, Old Hickory, TN 37138	044-09-0-11-038-00co

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration I, Donna C. Gurchiek, hereinafter called the Grantor, release and quitclaim to Donna Gurchiek, Trustee of the Donna Gurchiek Living Trust, dated _____, 20___, hereinafter called the Grantee, a certain tract or parcel of land situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 38, Phase 1 on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385, amended in Instrument Nos. 20190627-0062402 and

20200116-0005698, and Attorney's Certificate in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "Cl" and "C211 to the First Amendment of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed by Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, to Donna C. Gurchiek, a single woman by deed of record and recorded on June 1, 2020 as instrument no. 20200601-0056054 in the Register's Office in Davidson County, Tennessee. No survey, no title examination, and no title insurance has been made or acquired for this transfer.

THE conveyance of the above described parcel of land is subject to the following:

1. The Plan of record as set out on Exhibits "C-1" and "C-2" to the First Amendment in Instrument No. 20190627-0062402, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20190423-0037385 amended in Instrument Nos. 20190627-0062402 and 20200116-0005698 and Attorney's Certificate in Instrument No. 20200406-0036201, Registerls Office for Davidson County, Tennessee. By-Laws of Rowhouses at Robinson Road Corporation appended thereto.
3. Charter of Rowhouses at Robinson Road Corporation, of record in Instrument No. 20200206-0014175, Register's Office for Davidson County, Tennessee.
4. Easement for highway purposes recorded in Book 4377, Page 391, Register's Office for Davidson County, Tennessee.
5. A 50 feet Tennessee Natural Gas Transmission line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive, of record in Plat Book 6200, page 73, said Register's Office, as partially abandoned in Instrument Nos. 20020923-0115686 and 20020923-0115687, said Register's Office.
6. A Rayon City Water Easement recorded in Book 586.l, Page 693, said Register's Office.
7. Easements, conditions, reservations as set forth in Book 6274, Page 436, and Book 6392, Page 453, said Register's Office.
8. Contract of conveyance and non-exclusive easement of record in Book 5861, Page 693, said Register's Office.
9. Easement Agreement for roadway, access, and other purposes of record in Book 8421, page 436, said Register's Office.
10. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 11008, Page 297, said Register's Office.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20011010-0110524, Instrument Number 20011010-0110526, and Instrument Number 20011010-0110528, said Register's Office.
12. A 50-foot Gas Line Easement and a portion of Gas Line to be abandoned of record in Instrument Number 20020923-0115686 and Instrument Number 20020923-0115687, said Register's Office.
13. Notice of Land Use Restrictions of record in Instrument No. 20091002-0091660 and Instrument No. 20091002-0091659, said Register's Office.
14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190315-0023882, said Register's Office.
15. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20190604-0053339, said Register's Office.
16. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0071867, said Register's Office.

This is improved property, known as 2155 Bayport Avenue, Old Hickory, TN 37138

Grantor hereby conveys, releases and quitclaims all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and assigns forever.

WITNESS OUR HANDS EFFECTIVE AS OF THIS 28 DAY OF July, 2020

BY: Donna Gurchiek

Donna C. Gurchiek

On this 28 day of July, 2020 before me personally appeared Donna C. Gurchiek, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

HEATHER PARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 3, 2023

Heather Parks

Notary Public

My commission expires: 01/03/2023