Karen Johnson Davidson County
Batch# 462728 DEEDQC
08/24/2020 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200824-0095346

Commitment Number: 20NL19087

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc.
9801 Legler Road
Lenexa, KS 66219 20WR30932

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
E. Keith Uselton and **Penelope H. Uselton, husband and wife, joint tenants with right of survivorship**, 1010 16th Ave S Unit 103, Nashville, TN 37212--2346

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105010B10300CO

QUITCLAIM DEED

Penelope H. Uselton, married to E. Keith Uselton, wife and husband, joint tenants with right of survivorship , hereinafter grantor, whose tax-mailing address is **1010 16th Ave S Unit 103, Nashville, TN 37212--2346**, WITHOUT consideration paid, grants and quitclaims to **E. Keith Uselton** and **Penelope H. Uselton, husband and wife, joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **1010 16th Ave S Unit 103, Nashville, TN 37212--2346**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Unit No. 103, as shown on the plan of Ten Ten On The Row. a Horizontal Property Regime, filed as Exhibit "B", to and established by the Master Deed of record in Instrument 200710230125441, as amended in Instrument 200902240015964, Instrument 200905070041965, Instrument 200909290090277 and in Instrument 201209050080264, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and

obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Parking Space No. 11 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 103. Being part of the same property conveyed to Haury & Smith Contractors, Inc. by Deed from Dowell Wright Holdings, LLC, and Dowell Wright individually, dated 04/21/2005 and filed for record on 04/26/2005 in Instrument 200504260046387. Register's Office for Davidson County, Tennessee. This conveyance is made subject to the following: Master Deed of record in instrument 200710230125441, as amended in Instrument 200902240015964, Instrument 200905070041965, Instrument 200909290090277 and in Instrument 201209050080264, said Register's Office. Stormwater Detention Agreement of record in Instrument 200512300156625. said Register's Office. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200512300156628. said Register's Office. Grant of Easement of record in instrument 200907100064678, said Register's Office. County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) ail subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

DERIVATION CLAUSE

Being the same property conveyed to Penelope H. Uselton, a married woman by SPECIAL WARRANTY DEED from Haury & Smith Contractors, Inc. as recorded 11/22/2013 in as Document 20131122-0120516. Commonly Known As: 1010 16th Ave S Unit 103, Nashville, TN 37212 Tax ID: 105010B10300CO
Property Address is: 1010 16th Ave S Unit 103, Nashville, TN 37212--2346

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

State of TN
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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of August, 2020.

Affiant

Penelope H. Usector

Print Name

(Seal)

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires:

8-19-2023

Dotty J. Harper

Print Name

CTIC# _____

Executed by the undersigned on August 13, 2020:

Penelope H. Uselton

Penelope H. Uselton,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 13, 2020 by **Penelope H. Uselton,** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

DOTTY J HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J Harper
Notary Public

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name) a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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