Karen Johnson Davidson County
Batch# 466216 DEEDQC
08/28/2020 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200828-0097824

New Owner:

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	AHT, 4501 Charlotte Park Dr, St 120 Charlotte, NC 28217	Basiel Bunting and Courtney M. Bunting 1036 Ashmore Dr. Nashville, TN 37211

Order Number: 200731901TN-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Basiel Bunting and Courtney M. Bunting, fka Courtney McCasland, 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), **Basiel Bunting and Courtney M. Bunting, Husband and Wife,** whose address is 1036 Ashmore Dr., Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit 50 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

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 Plan of record in Plat Book 4460, Page 76 and 77 and Instrument No. 20070911-0108866, Register's Office for Davidson County, Tennessee; and

Subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of

record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; and

Subject to Quitclaim Deed for open space/common areas to HOA in Instrument 20080909-0092190, Register's Office for Davidson County, Tennessee; and

Subject to easements for Stormwater Detention in Instrument 20070205-0014422 and Instrument 20070404-0040188, Register's Office for Davidson County, Tennessee; and

Subject to Roadway Dedication in Book 6749, Page 459, Register's Office for Davidson County, Tennessee; and

Subject to rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and

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

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

County Parcel Number: 161 06 0A 050.00
Street address of property: 1036 Ashmore Dr., Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20150212-0012913 in the Recorder's Office, Davidson County, Tennessee.

Signed this 19TH day of AUGUST, 2020.

Signature of Grantor(s):

Basiel Bunting

Courtney M Bunting fka Courtney McCasland

Courtney M. Bunting,
fka Courtney McCasland

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 19TH day of AUGUST, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Basiel Bunting and Courtney M. Bunting, fka Courtney McCasland, 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

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Property Address: 1036 Ashmore Dr., Nashville, TN 37211
Tax Parcel: 161 06 0A 050.00

Oath of Consideration

I or we, BASIEL BUNTING COURTNEY M BUNTING, 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 $0.

Signed this 19TH day of AUGUST, 2020.

Signatures of Affiant(s):

Courtney M. Bunting

Sworn and subscribed before me this 19TH day of Aug, 2020

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, John Midler, 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 Midler

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