Karen Johnson
Batch# 478185
09/18/2020 08:12:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20200918-0106915

QUITCLAIM DEED

MICHAEL OWENS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0720689
My Commission Expires Jun 9, 2027

STATE OF INDIANA
COUNTY OF MARION

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: ZERO DOLLARS ($0.00)

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF ~~JUNE~~ August, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 9, 2027

INSTRUMENT PREPARED BY and after recording RETURN TO:
J. Edward Nanney, Attorney at Law
4Sight Legal Services, PLLC
620 Lindsay Street, Suite 220
Chattanooga, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	TAX MAP/PARCEL ID NUMBERS
CAROLYN B. STANBACK, Sole Trustee under the CAROLYN B. STANBACK LIVING TRUST	**SAME**	Map 034-07-0-A Parcel 103.00co
10802 Harness Way		
Indianapolis, IN 46239		

KNOW ALL MEN BY THESE PRESENTS that CAROLYN B. STANBACK, ("Grantor") for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim to CAROLYN B. STANBACK, Sole Trustee, or her successors in trust, under the CAROLYN B. STANBACK LIVING TRUST, dated December 12, 2018 and any amendments thereto, ("Grantees") all of her right, title and interest in and to the following described premises:

LAND in Davidson County, Tennessee, being Unit No.84 on the Plan of Harbor Village, Phase IV, 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 Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of record, shown on Exhibit "C" to the second amendment to the Declaration of Covenants of record in Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed Carolyn B. Stanback, unmarried, by Helena Coster nka Helena Hofma, unmarried, and Corien Mojaver, married, by Warranty Deed dated August 15, 2019 of record in Instrument No. 20190821-0084081, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit " C" to the second Amendment to the Declaration of Covenants, Conditions and

Restrictions of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements as shown in Instrument No. 20050120-0007505, 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 of Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030611-0080857, amended in instrument No. 20030723-0102986 and Instrument No.20050120-0007505 and By-Laws of Harbor Village, Phase IV Homeowners' Association, Inc., appended thereto. (3) Charter of Harbor Village, Phase IV, Townhouse Corporation of record in Instrument No. 20030611-0080884, said Register's Office, (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5589, Page 831 and Book 7121, Page 202, said Register's Office. (5) Stormwater Detention Agreements of record in Instrument No. 20021105-0135703 and Instrument No. 20021121-0144783, said Register's Office. (6) Easement to Hendersonville Utility District of record in Book 5970, Page 679, said Register's Office. (7) All matters shown on the Boundary Plat of record in Plat Book 6250, Page 626, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions of Harbor Village of record in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743, amended and restated in Instrument No. 20010817-0089318, further amended in Instrument No. 20070205- 0014894 and Instrument No.20170918-0095380 and Scrivener's Affidavit in Instrument No. 20171219-0129364, said Register's Office. (9) Charter of Harbor Village P.U.D. ASSN. Inc. of record in Book 6635, Page 254, said Register's Office. (10) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075699, said Register's Office.

This is improved property, known as 349 Harbor Village Drive, Madison, TN 37115

THIS DEED AND THE LEGAL DESCRIPTION HEREIN WERE PREPARED FROM THE PREVIOUS DEED AND INFORMATION FURNISHED BY THE PARTIES HERETO. NO TITLE SEARCH HAS BEEN MADE BY OR REQUESTED OF THE PREPARER OF THIS INSTRUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE NOR TO THE ACCURACY OF THE LEGAL DESCRIPTION.

WITNESS GRANTOR'S HAND this the 8th day of August 2020.

CAROLYN B. STANBACK, Grantor

STATE OF INDIANA
COUNTY OF MARION

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

Witness my hand and seal at Marion County, Indiana this 8th day of August, 2020.

Notary Public

MICHAEL OWENS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0720689
My Commission Expires Jun 9, 2027