QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8 DAY OF Sept, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7929 RICHARDSON C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Arginer Richardson	same	182120A15400CO
901 Apple Blossom Ct		182120A15400CO
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ARGINER RICHARDSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ARGINER RICHARDSON AND LENARD RICHARDSON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 901 Apple Blossom Ct, Antioch, TN 37013

Witness our hand on this 9 day of 10, 2020

x Arginer Richardson
Arginer Richardson

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Murfreesboro, Tennessee, this 10th day of Sept, 2020

Notary Public Tracie Brown

My Commission Expires: 2-19-2024

Karen Johnson Davidson County
Batch# 479968 DEEDQC
09/21/2020 12:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200921-0108054



15-7929 RICHARDSON C

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 344, on the Plan of Phase 6, Section 6, Apple Valley a Residential Planned Unit Development of record in Instrument No. 20070125-0010053 and amended in Instrument No. 20070205-0014781, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arginer Richardson from Joshua B. West and wife, Kimberly D. West, by Warranty Deed in Instrument No. 20160111-0002651, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, SECTION 6, APPLE VALLEY, as recorded in Instrument Nos. 20070125-0010053 and 20070205-0014781, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020724-0088783, as amended at Instrument No. 20070205-0014780, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20020724-0088784, as amended at Instrument No. 20091116-0105278, in the Register's Office of Davidson County, Tennessee.

f. Charter of Apple Valley Homeowners' Association, Inc. recorded at Instrument No. 20020724-0088782, in the Register's Office of Davidson County, Tennessee.

g. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064320, in the Register's Office of Davidson County, Tennessee.

h. Subject to lien for special assessments as contained in the restrictions.

i. Subject to rights of others in and to the common areas and elements.

j. Deed conveying the common area to Apple Valley Homeowners' Association, Inc. recorded at Instrument No. 20080812-0082767, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY