This instrument was prepared by:

Kirstin Harper, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

MARK S. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Mary Margaret Dillard
Affiant

Subscribed and sworn to before me this 7 day of October, 2020.

Notary Public
My Commission Expires: 11-20-2022

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers Account Number:
Stephen Vance Dillard and Mary Margaret Dillard 7034 Harriswood Lane Murfreesboro, TN 37129	**SAME**	**186-04-A-198.00 CO**

Karen Johnson Davidson County
Batch# 501328 DEEDQC
10/26/2020 08:14:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201026-0123458

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **Mary Margaret Sabo (now known as Mary Margaret Dillard)**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **Mary Margaret Dillard, and her son, Scott Patrick Sabo**, tenants in common with right of survivorship, hereinafter called **Grantees,** their successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING land in Davidson County, Tennessee, Lot No. 240, Burkitt Place, Phase 2-E as of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary Sabo, an unmarried woman, (now known as Mary Dillard) by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 26, 2009, and recorded on October 27, 2009, appearing of record as Instrument No. 20091027-0099109, Register's Office for Davidson County, Tennessee.

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

1. Subject to matters shown on Plat of record as Instrument No. 20070806-0093146 in the Register's Office for Davidson County, Tennessee.
2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 2006306-0025388 as

amended by Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee,

3. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
4. Easement Agreement of record as Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
5. PUD Boundary Plat of record as Instrument No. 200509200-0113225, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed for common areas of record as Instrument No. 20071220-0145868, Register's Office for Davidson County, Tennessee.

THIS conveyance is made further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **708 Meadowcroft Lane, Nolensville, TN 37135.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Mary Margaret Sabo and Mary Margaret Dillard are the same person.

It is the Grantee's intention, by conveying this Property to herself and her son jointly to create a tenancy in common with right of survivorship, whereby the Property is to be held by the Grantee and Grantor as tenants in common with right of survivorship.

WITNESS our hands this the 7 day of October, 2020.

Mary Margaret Dillard

MARY MARGARET DILLARD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **MARY MARGARET DILLARD**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that she executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 7 day of October, 2020.

Mark Moore
NOTARY PUBLIC

My Commission Expires: 11-20-2022

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY