Karen Johnson Davidson County
Batch# 502687 DEEDQC
10/28/2020 01:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201028-0125207

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 300, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Jordan H. Erwin 2009 Sherbrooke Lane, Nashville, TN 37211	180 04 0A 037.00

QUITCLAIM DEED

FOR $0.00, and other good and valuable consideration, given by Jordan H. Erwin, a married woman, whose address is 2009 Sherbrooke Lane, Nashville, TN 37211 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Jordan H. Erwin, formerly known as Jordan H. Booth, a married woman who acquired title as unmarried, joined in execution by spouse, Gunner Erwin, whose address is 2009 Sherbrooke Lane, Nashville, TN 37211, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 161 ON THE PLAN OF SECTION ONE, HIGHLAND CREEK OF RECORD IN PLAT BOOK 9700, PAGE (S) 959 AND 960, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS CONVEYANCE IS SUBJECT TO:

PLAN OF RECORD IN PLAT BOOK 9700, PAGE 959 AND 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DECLARATION OF RESTRICTIVE COVENANTS FOR HIGHLAND CREEK OF RECORD IN BOOK 11568, PAGE 311 AND SUPPLEMENTED IN INSTRUMENT NO. 20000413-0037474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BY-LAWS OF HIGHLAND CREEK HOMEOWNERS ASSOCIATION, INC. OF RECORD IN BOOK 11568, PAGE 301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20031014-0151693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INGRESS AND EGRESS EASEMENT OF RECORD IN BOOK 5266, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 11338, PAGE 738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 10316, PAGE 569, BOOK 10419, PAGE 470, BOOK 10419, PAGE 504, BOOK 10419, PAGE 516 AND BOOK 10569, PAGE 732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

Being the same real estate conveyed to Grantor by instrument recorded on 6/10/2019 at Instrument Number 20190610-0055607 in the Register's Office of Davidson County, Tennessee.

Commonly known as 2009 Sherbrooke Lane, Nashville, TN 37211. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-20725269-NLS

Gunner Erwin

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Gunner Erwin, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of SEPTEMBER, 2020.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

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

Jordan H. Erwin, formerly known as Jordan H. Booth

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Jordan H. Erwin, formerly known as Jordan H. Booth, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of SEPTEMBER, 2020.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

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

The preparer has not had any contact with the Grantor(s) or Grantee(s), and did not provide legal advice to the Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

OATH OF CONSIDERATION

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

GRANTEE(S):

Jordan H. Erwin

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Jordan H. Erwin, a married woman, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of SEPTEMBER, 2020

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

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

(For Recording Data Only)

True Copy Certification

I, Carol Varvatos , 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.

Signature

State of Michigan

County of Oakland

Personally appeared before me, Steven Frank , a notary public for this county and state, Carol Varvatos who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11·13·2020
Notary' Seal (if on paper)

STEVEN FRANK
Notary Public, Wayne County, MI
My Commission Expires: 11/13/2020