This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Map & Parcel No.: 187-09-0A-309.00CO

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER:
NEW OWNER	Robin Renee Perry 1336 Duns Lane Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 503002 DEEDQC
10/29/2020 09:23:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20201029-0125585

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I, the undersigned, **Amy Ruth Perry**, hereby quitclaim unto **Robin Renee Perry**, her heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 309 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robin Renee Perry, a married woman, by warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 15, 2019 and appearing of record in Instrument No. 20190318-0024494, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20170510-0046571, Register's Office for Davidson County, Tennessee.
2) Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20130717-0074035, together with the By-Laws attached as Exhibit "C" therein, as amended by

Supplement to Declaration of Covenants and Restrictions of record in Instrument No. 20140814-0073542, and Supplement annexing Phase Three of record in Instrument No. 20170720-0073493, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sec, 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.

3) Charter of the Burkitt Village HOA of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
4) Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
5) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150626-0061523, in the Register's Office for Davidson County, Tennessee.
6) Any and all easements, regulations, public rights-of-way and any other matters appearing of record that a full title search may reveal.

This is improved property commonly known as 1336 Duns Lane, Nolensville, TN 37135.

This deed is executed for the purpose of carrying out the terms of a Marital Dissolution Agreement in the Circuit Court for Davidson County, Tennessee, more specifically styled *Robin Renee Perry vs. Amy Ruth Perry*, to transfer any marital interest the grantor may have.

This deed was prepared based on the prior deed in the chain of title and without the benefit of a full title search by Stevens Law, PLLC. The preparer makes no warranties or guarantees about the title to this property.

IN WITNESS WHEREOF, I have hereunto set my signature on this 20 day of October, 2020.

Amy Ruth Perry

AMY RUTH PERRY

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Amy Ruth Perry**, with whom I am personally acquainted (or proved to me on the basis of 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 my office in Nashville, Tennessee on this 20th day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 5-7-2024

ANNA B. LA COSTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This deed is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(E) in that it is a transfer between divorcing spouses.

Affiant

Sworn to and subscribed before me this 20 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 5-7-2024

ANNA B. LA COSTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024