Karen Johnson Davidson County
Batch# 508850 DEEDQC
11/04/2020 12:27:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201104-0129253

LAIM DEED

TREVOR BASKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby make oath that the actual consideration for the transfer is $0 which consideration is based upon a fair and voluntary sale.

Howard Q. Isom Jr.
Name of Affiant

Sworn to and subscribed before me, this the 29th day of October, 2020.

Notary Public

My Commission expires: 5-7-2024

THIS INSTRUMENT PREPARED BY:
THE BASKIN FIRM, PLLC
1612 WESTGATE CIRCLE, STE 117
BRENTWOOD, TN 37027

Name of New Owners:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Howard Isom Jr. Jeannie Isom	136-03-0A-015-00-CO	Howard Isom Jr. Jeannie Isom 4000 Anderson Road, 15 Nashville, TN 37217

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HOWARD ISOM JR.** (the "Grantor"), having this day bargained and sold, and by these presents do hereby quitclaim and convey unto **HOWARD ISOM JR.** and **JEANNIE ISOM** (the "Grantees") as tenants by the entirety, real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in 2nd Civil District of Davidson County, Tennessee, a certain Condominium Apartment being Townhouse No. 15, in Building 3, in a Horizontal Property Regime on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plan Book 4460, Page 88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ernest J. Phipps by Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countywide Home Loans Servicing LP for the Benefit of the J.P Morgan Mortgage Acquisition Trust 2006-CW1, dated 10/18/2012, recorded 10/29/2012 of record in Instrument No. 20121029-0098838, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Page 88, in the Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4651, Page 412, amended of record in Book 4943, Page 692, Book 4979, Page 939, and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee.

Bylaws of record in Book 4651, Page 420, Book 5083, Page 417, Book 8115, Page 838, Book 9089, Page 765, and Instrument 20050817-0097909, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Book 7679, Page 173, Book 8115, Page 849, Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument 20011025-0116633, Instrument 20050621-0071262, Instrument 20060228-0022872 and Instrument 20060228-0022873, together with all

amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Charter of the Association of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is 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 easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 4000 Anderson Road, 15, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee as tenants by the entirety. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 29 day of October, 2020.

GRANTOR:

Howard D. Isom Jr.

HOWARD ISOM JR.

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Isom Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Williamson, Brentwood TN this the 29 day of October, 2020.

NOTARY PUBLIC

My Commission Expires: 5-7-2024

TREVOR BASKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY