Karen Johnson Davidson County
Batch# 524529 DEEDQC
12/03/2020 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201203-0140794

QUITCLAIM DEED

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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 23 DAY OF November 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2075LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hunter E. Wise	Same	091 06 0M 040.00
5715 California Avenue		
Nashville, TN 37209		

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,

KEVIN R. WISE, A MARRIED WOMAN*

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

HUNTER E. WISE, AN UNMARRIED MAN

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 5715 California Avenue, Nashville, TN 37209

Witness my hand on this 18TH day of November, 2020.

Kevin R. Wise

Kevin R. Wise

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: Kevin R. Wise and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Kevin R. Wise and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18TH day of November, 2020.

Notary Public

My Commission Expires: 3/8/2021

EMELINE THRASH NOTARY PUBLIC TENNESSEE EXPIRES Mar 08, 2021 DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 40 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, Instrument No. 20151218-0127350, and in Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Hunter E. Wise, an unmarried man and Kevin R. Wise*, a married woman as tenants in common with rights of survivorship, by Special Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170203-0011659, in the Register's Office of Davidson County, Tennessee, dated January 27, 2017 and recorded on February 03, 2017.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

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.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville Tennessee, as recorded in Plat Book 57, Page(s) 172.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223- 0117663, Supplemental Declaration recorded in Instrument Nos. 20150424-0036748; 20150929-0098582; 20151218-0127193; 20151218-0127350 and 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

6. Easement for Sidewalk, Street, Highway, Thoroughfare and Parkway purposes, recorded in Book 1939, Page 214.

7. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359 and Book 5010, Page 421.

8. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances, recorded in Instrument Nos. 20140821-0076274; 20141219-0116173; 20141219-0116216 and 20151125-0119709.

9. Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.

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

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23