Karen Johnson Davidson County
Batch# 537200 DEEDQC
12/17/2020 01:40:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201217-0149595

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services,
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 667269

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
William H. Foster and Lindsey M. Foster	William H. Foster and Lindsey M. Foster	114150A01800CO
102 Cedar Place Bend	102 Cedar Place Bend	
Nashville, TN 37221	Nashville, TN 37221	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, WILLIAM H. FOSTER and LINDSEY M. FOSTER formerly known as LINDSEY M. PEELER, now as husband and wife, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto WILLIAM H. FOSTER and LINDSEY M. FOSTER, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 102 Cedar Place Bend, Nashville, TN 37221, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

See attached Exhibit "A", Legal Description
incorporated herein by reference and made a part hereof.

Tax ID No.: 114150A01800CO

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20180402-0030295, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 102 Cedar Place Bend, Nashville, TN 37221.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of December, 2020.

William H. Foster

WILLIAM H. FOSTER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WILLIAM H. FOSTER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 9 day of December, 2020.

Notary Public
My Commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of December, 2020.

Lindsey M Foster. formerly known as Lindsey M. Peeler

LINDSEY M. FOSTER formerly known as
LINDSEY M. PEELER

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LINDSEY M. FOSTER formerly known as LINDSEY M. PEELER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 9 day of December, 2020.

Notary Public
My Commission expires: 3-6-2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

WILLIAM H. FOSTER

LINDSEY M. FOSTER

Subscribed and sworn to before me this 9 day of December, 2020.

Notary Public
My Commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202012170149595

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register' s Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kathleen Penny and Martin Penny, wife and husband by Special Warranty Deed from Dalamer Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160824-0088547 Registers Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

This conveyance is subject to:

• Taxes for the year 2018 and thereafter, a lien not yet due and payable;

• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cedar Place Community, a Planned Unit Development (with Private Elements) and with Charter and By-Laws of Cedar Place Community Homeowners' Association, Inc., appended thereto, of record in Instrument Number 20140918-0085685, Instrument No. 201411120104513, and amended by Instrument No. 20141008-0093372, Instrument No. 20150319-0023886, and corrected by Scrivener's Affidavit in Instrument No. 20141112-01045413, Register's Office for Davidson County, Tennessee;

• Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131029-0112332, in the Register's Office for Davidson County, Tennessee;

• Agreement for Dedication of Public Utility Easements of record in Instrument Number 20040304-0024491, Book 8626, Page 823, Instrument No. 20051214-0150259, Instrument No. 20141119-0106676 and in Instrument No. 20051214-0150259, in the Register's Office for Davidson County, Tennessee;

• Agreements for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 722 and Instrument No. 20131029-0112366, in the Register's Office for Davidson County, Tennessee;

• Right of Way Deed of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee;

• Restrictions of record as Instrument Number 20160824-0088547 in the Register's Office for Davidson County, Tennessee;

• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;

• Subject to rights of others in and to the common areas and/or elements;

• Any and all existing easements and restrictions as shown of record not stated herein

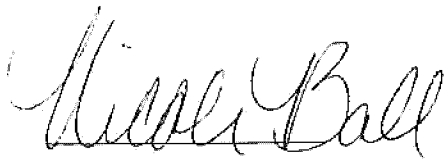
Being the same property conveyed to William H. Foster and Lindsey M. Peeler, deed dated 3/29/2018, recorded 4/2/2018, Instrument No. 4/2/2018, in the County of Davidson, State of Tennessee.

More Commonly Known as: 102 Cedar Place Bend, Nashville, TN 37221

Parcel Id: 114150A01800CO

TRUE COPY CERTIFICATION

I, **Nicole Ball**, 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.



Nicole Ball

State of Pennsylvania

County of Allegheny

Personally appeared before me, Sean Depp, a notary public for this county and state, Nicole Ball, 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: 5/3/2021

Notary's Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Sean Depp, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 3, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES