Karen Johnson Davidson County
Batch# 549455 DEEDQC
01/07/2021 12:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003418

| QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00)<br>Amanda Wmk<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF DECEMBER, 2020<br>Madelyn N Reynolds<br>Notary Public<br>MY COMMISSION EXPIRES _____<br>(AFFIX SEAL) |
|---|---|

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

**This Instrument Prepared By:**
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES
NO LAND RECORDS OR TITLE EXAMINATION PERFORMED NOR TITLE OPINION RENDERED

| ADDRESS NEW OWNERS AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER(S) |
|---|---|---|
| BLOOME AND BUTLER, LLC<br>(NAME) | BLOOME AND BUTLER, LLC<br>(NAME) | 109050D07200CO |
| 9795 Maxwell Run<br>Mobile, Alabama 36608-8530<br>(ADDRESS) | 9795 Maxwell Run<br>Mobile, Alabama 36608-8530<br>(ADDRESS) | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and No Cents ($0.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30 day of December, 2020, the undersigned, **NICHOLE L. HAYNES, A SINGLE WOMAN**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and quitclaim to **BLOOME AND BUTLER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 1615 Lincoya Bay Drive, Nashville, Tennessee 37214 and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1615, on the plan of The Cottages of Williams Bend, a Horizontal Property Regime, filed as Exhibit C, to and established by the Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20040628-0076712, amended as Instrument No. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same real property conveyed to NICHOLE L. HAYNES, A SINGLE WOMAN, by Warranty Deed from SHAWN C. PENNINGTON AND HEATHER M. PENNINGTON, HUSBAND AND WIFE, executed on the 28th day of December, 2017, and recorded on the 28th day of December, 2017, as Instrument Number 20171228013196O, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. All zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.
2. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, this instrument has been executed this 30 day of December, 2020.

GRANTOR: NICHOLE L. HAYNES

12/30/2020

STATE OF Alabama )
COUNTY OF Mobile )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nichole L. Haynes, with who I am personally acquainted, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2020

NOTARY PUBLIC

My Commission expires MY COMMISSION EXPIRES JUNE 1, 2021

MONICA COCHRAN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE





12/30

# True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

