Karen Johnson Davidson County
Batch# 549480 DEEDQC
01/07/2021 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003446

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF DECEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(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 INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BLOOME AND BUTLER, LLC (NAME)	BLOOME AND BUTLER, LLC (NAME)	122010A44900CO
9795 Maxwell Run Mobile, Alabama 36608-8530 (ADDRESS)	9795 Maxwell Run Mobile, Alabama 36608-8530 (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 107 Antler Ridge Circle, Nashville, Tennessee 37214 and more particularly described as follows:

BEING Lot No. 38 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20020725, Register's Office for Davidson County, Tennessee (the Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the First Supplement and the original Declaration being collectively referred to as the "Declaration"), further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument Number 20020904-0107261, said units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same real property conveyed to NICHOLE L. HAYNES, A SINGLE WOMAN, by Warranty Deed from OLE SOUTH PROPERTIES, A CORPORATION, executed on the 29th day of April, 2005, and recorded on the 21st day of July, 2005, as Instrument Number 20050721-0084905, 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 matters of record in Instrument Number 20020904-0107261, in Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in Instrument Number 20000607-0056981, Instrument Number 200001011-0101044, Instrument Number 20020725-0089575, Instrument Number 20020904-0107261, in said Register's Office.
3. Easements/Agreement of record in Book 8332, page 982, Instrument Number 20000612-0058346, Instrument number 20000419-0039023, Register's Office for Davidson County, Tennessee.
4. Deed conveying the common area to Woodland Point Homeowner's Association Inc. of record in Instrument Number 200001011-0101044, Instrument Number 20001013-0102000, Instrument Number 20020222-0022863, Register's Office for said County.
5. 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

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)

