Karen Johnson Davidson County
Batch# 557521 DEEDQC
01/20/2021 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210120-0008644

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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 before me
this 14 day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Carolyn L. Maurath
208 Buck Run Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel:

122010A35400CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **CAROLYN L. MAURATH, UNMARRIED** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **CAROLYN L. MAURATH, UNMARRIED AND CHAD WILHELM, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** Grantee. Said property conveyed herein is described as follows:

Land located in DAVIDSON County, Tennessee, being Unit No. 21 in Woodland Point, Phase 9, 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. 20001011-0101044, 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"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at Page 6 thereof, and Bylaws appended thereto as 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 property conveyed to Carolyn L. Maurath by Warranty deed from Kelly Deanne Comer, dated December 8, 2014 and of record in Instrument No. 2011216-0114753, Register's Office for Davidson County, Tennessee

This is real property commonly known as 208 Buck Run Drive, Nashville, TN 37214

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14th day of January, 2021.

Carolyn L. Maurath

Carolyn L. Maurath

STATE OF TENNESSEE
COUNTY OF Williamson

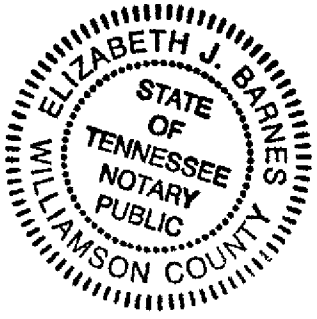
Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Carolyn L. Maurath, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of January, 2021.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 12-18-22



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY