Karen Johnson Davidson County
Batch# 562848 DEEDQC
01/28/2021 09:24:15 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210128-0012497

THIS DOCUMENT PREPARED BY:
Brian Shelton
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2021.

Notary Public

My Commission Expires:
3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owner:
Edwin M. Corns, IV and Teri Ann Corns, Trustees of the Edwin and Teri Corns Residence Trust
9416 Kaplan Avenue
Brentwood, TN 37027

Send Tax Bills to:
SAME

Map-Parcel Numbers:
181 07 0A 060.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Edwin Meredith Corns and Teri Ann Corns, Husband and wife (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Edwin M. Corns, IV and Teri Corns, Co-Trustees of the Edwin and Teri Corns Residence Trust dated January 6, 2021, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

END OF DEED

Signatures to Follow on Separate Signature Pages

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes to Edwin Meredith Corns and Teri Ann Corns, husband and wife, as recorded on December 21, 2018, of record in Instrument No. 20181221-0124392, in Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

a. All maters appearing on the plan of record in Instrument No. 20171117-0118274, Register's Office for Davidson County, Tennessee.
b. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163 Register's Office for Davidson County, Tennessee.
c. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.
d. Homeowner's Association Charter of record in Instrument No. 20171120-0119162 Register's Office for Davidson County, Tennessee.
e. Subject to rights of others in and to common areas/elements.
f. Subject to lien for special assessments contained in the DCCR's/Master Deed.
g. All other easements and restrictions of record.

This Improved property is known as 9416 Kaplan Avenue, Brentwood, TN 37027.

WITNESS my hand on 1/11, 2021.

Teri G Corns

TERI ANN CORNS

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teri Ann Corns, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on 1/11, 2021.

ASHLEY MARIE VANBRUMMELEN
Notary Public - State of Florida
Commission # GG 913973
My Comm. Expires Apr 2, 2023
Bonded through National Notary Assn.

A V Brum

Notary Public

My Commission Expires: 2/2/23

WITNESS my hand on January 8th, 2021.

EDWIN MEREDITH CORNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Meredith Corns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on January 12, 2021.

Notary Public

My Commission Expires: September 9, 2023

ROCHELLE D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON