Karen Johnson Davidson County
Batch# 563712 DEEDQC
01/29/2021 08:16:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210129-0012999

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

JOYCE S. QUIRK, AFFIANT

Subscribed and sworn to before me, this 26 day of January 2021.

NOTARY PUBLIC
My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MILES PRESTON QUIRK 606 Chesterfield Way Nashville, TN 37212	New Owner	Map and Parcel No.: 104100R03800CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Joyce S. Quirk, ("Grantor") do hereby quitclaim, transfer and convey unto Miles Preston Quirk, his successors and assigns, all of my right, title and interest in certain real property in the County of Davidson State of Tennessee, identified below:

This is improved property known as 606 Chesterfield Way, Nashville, TN 37212, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No. 38 on the Plan of The Chesterfield, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Chesterfield, of record in Instrument No. 20120627-0056191, including without limitation the By-Laws appended thereto, and as amended in Instrument Nos. 20121025-0098031, 20121227-0119329, and 20130125-0008275, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the

Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Chesterfield, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Miles Preston Quirk, unmarried, and Joyce S. Quirk, married, as joint tenants with right of survivorship, from Aaron Wise and Casey Wise, husband and wife, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20141031-0100401.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" of the Declarations of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office of Davidson County, Tennessee;

2) Declaration on Covenants, Conditions, Liens, Easements, Restrictions, including, but not limited to, easements, assessment, special assessments, charged and liens, contained in an instrument of record as Instrument No. 20120627-0056191. Including the Bylaws appended thereto, and amended as Amendment #1 in Instrument No. 20121025-0098031 and Amendment #2 in Instrument No. 20121227-0119329 and Amendment #3 in Instrument No. 20130125-0008275, Register's Office for Davidson, Tennessee;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1129, Page 133, Register's Office for Davidson County, Tennessee;

4) Storm Water Detention Agreement of Record in Instrument No. 20070409-0041489, said Register's Office;

5) Restrictive Covenants contained in instrument of record in Book 741, Page 516, in Book 675, Page 668, and in Book 731, Page 425, Register's Office of Davidson County, Tennessee;

6) Agreement for Dedication of Easements for Sanitary Sewer and Appurtenances of record in Instrument No. 20070302-0025616, in Instrument No. 20070419-0041475, in Instrument No. 20120827-0076955, and in Instrument No. 20120827-0077080, Register's Office for Davidson County, Tennessee;

7) Rights of others in and to the use of the common areas/elements;

8) Charter of Chesterfield Cottages, LLC, of record in Instrument No. 20120622-0055064, said Register's Office;

9) Charter of Chesterfield Homeowners Association, of record in Instrument No. 20120731-0067300, said Register's Office; and,

10) Taxes for the current year which have been prorated and paid by the Grantors herein and subsequent years, not yet due and payable.

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

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26 day of January 2021.

JOYCE S. QUIRK, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **JOYCE S. QUIRK**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of January 2021.

Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024