Karen Johnson Davidson County
Batch# 581305 DEEDQC
03/02/2021 10:23:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026273

ADDRESS OF NEW OWNER (S):	SEND TAX BILL TO:	MAP-PARCEL NUMBER:
Rhonda A. Bradley 5813 Seven Points Trace Hermitage, TN 37076	Rhonda A. Bradley 5813 Seven Points Trace Hermitage, TN 37076	MAP – PARCEL 135-12-0E-001.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged I, Ruth K. Higginbotham (Grantor) hereby quitclaim and convey unto Rhonda A. Bradley (Grantee) all her rights, title and interest in the following described tract of land located in Davidson County Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 201 as shown on the Plan of Phase One, Nashboro Village at Fairway Pointe Tract 21, of record in Book 4660, page 159 and as amended by Instrument of record in Instrument No. 20031118-0168332 and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennesse, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth K. Higginbotham, by deed from Robert J. Huljak and Barbara A. Huljak Wife, of record in Instrument No. 20160425-0039589, dated April 21, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 135-12-0E-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 4660, page 159 (boundary plan) and in Instrument No. 20031118-0168332, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8870, page 887 and Book 8870, page 932, said Register's Office."

Overhead Line Easement of record in Book 4815, page 425, said Register's Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges

and liens, contained in an instrument of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520, Instrument No. 20000316-0027171, and Consent of record in Instrument No. 20010322-0027768, said Register's Office.
License to Use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.
Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, said Register's Office.
Fairway Pointe Homeowners Association Inc. Parking Rules of record in Instrument No. 20091105-0102438, revised in Instrument No. 20110923-0073937, said Register's Office.
This is improved property located at 2400 Nashboro Boulevard Nashville TN 37217. Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of records.

This is also the improved property known as 2400 Nashboro Boulevard TN, Nashville, TN 37217.

KNOWN BY THESE said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever. And Granter covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Granter further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, I have hereunto set my hand on the 4 day of ~~January~~ February, 2021.

Ruth K. Higginbotham
Ruth K. Higginbotham

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public in and for the said State and County, the within named Ruth K. Higginbotham, the bargainor, who proved to be the persons so named, who upon oath, acknowledged he executed the within instrument for purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 4 day of ~~January~~ February, 2021.

NOTARY PUBLIC

My Commission Expires
March 23, 2021

MY COMMISSION EXPIRES: _____

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF TERRY CLAYTON AND ASSOCIATES, P.C.,
1402 5TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208
(615)726-2424

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 6
_____, Affiant
Subscribed and sworn before me this the
2 Day of March, 2021.
_____, ~~Deputy~~ Register

April, 2020
WBK