This instrument prepared by:
Margaret L. Behm
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Nashville, TN 37208
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Karen Johnson Davidson County
Batch# 611444 DEEDQC
04/09/2021 01:43:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210409-0047603

QUITCLAIM DEED

ADDRESS OF NEW OWNER AND SEND TAX BILL TO:
Kyle L. Marquardt and Jeanne C. Chick
8953 Sawyer Brown Rd
Nashville, TN 37221

MAP PARCEL NO.:
142-09-0-H-007.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Kyle L. Marquardt** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Kyle L. Marquardt and Jeanne C. Chick**, husband and wife, **as tenants by the entirety**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being a certain Condominium being Unit No. 8953, together with a carport designated No. 8953-C, of River Plantation, Phase I, Section IX, of record in Plat Book 7900, Page 97 and 98, corrected in Book 8123, Page 692, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee code annotated, under the Master Deed establishing River Plantation (Section Nine) of record in Book 8061, Page 341, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the Administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.
>
> Being the same property conveyed to Kyle L. Marquardt from Rebecca A. Peeler by Deed dated September 27, 2018 as of record in Instrument No. 20181002-0097868, Register's Office of Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above- described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 8th day of April, 2021.

Affiant

Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

This is improved property known as 8953 Sawyer Brown Road, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 8th day of April, 2021.

Kyle L. Marquardt, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kyle L. Marquardt**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of April, 2021.

Notary Public

My Commission Expires: _____

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022