This Instrument Prepared By:

THOMAS K. WHITE, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes:

Karen Johnson Davidson County
Batch# 614255 DEEDQC
04/14/2021 08:13:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210414-0049498

Address New Owner:	*Send Tax Bills To:*	*Tax Map-Parcel*
HEATHER R. MAKI 4235 Belmont Park Terrace Nashville, Tennessee 37215	New Owner	131-03-4A-001.00 CO

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(a)(4).

JOHN LOGAN MAKI

Sworn to and subscribed before me this 12 day of April, 2021.

Notary Public

My Commission Expires:

THOMAS K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2023

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I, JOHN LOGAN MAKI, unmarried, have this date bargained and sold, and do hereby quitclaim, release, transfer and convey unto HEATHER R. MAKI, unmarried, all of my right, title and interest, including any and all marital interest I may have, in certain Real Estate in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. "A" on the plan of Belmont Park Cottages, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Belmont Part Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140624-0054985, amended in Instrument No. 20150327-0026491, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Heather R. Maki by Angela Ciklin and Michael Ciklin, Wife and Husband, by Warranty Deed of record in Instrument No. 20200724-0081674 dated July 22, 2020, Register's Office for Davidson County, Tennessee.

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 way for public utilities that appear in the appropriate public record.

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 Instrument No. 20140624-0054985, amended in Instrument No. 20140624-005986, Instrument No. 20141113-0104969 and Instrument No. 20150327-0026491, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 118 and 119, Register's Office.

Matters shown on the Plan of record in Plat Book 974, page 19, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20131101-0113372, said Register's Office.

Agreement for Maintenance of Storm Water Facility of record in Instrument No. 20140617-0052848, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20140711-0061214, said Register's Office.

The legal description is taken verbatim from the prior deed of record.

This is improved property known as: 4235 Belmont Park Terrace, Nashville, Tennessee 37215.

WITNESS MY HAND this 12 day of April, 2021.

JOHN LOGAN MAKI

STATE OF TENNESSEE)
COUNTY OF Williamson)

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

WITNESS my hand and official seal at Brentwood, Tennessee, this 12th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 6/24/23

THOMAS K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2023