Karen Johnson Davidson County
Batch# 676113 DEEDQC
07/14/2021 08:10:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210714-0094404

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
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Franklin, TN 37064
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Subject Property: TAX MAP-PARCEL #: 176 01 0 001.00
Property Address: 4609 Rockland Trail, Antioch, TN 37013

New Owner: Rhonda M. Fowler
Address: 4609 Rockland Trail
Antioch, TN 37013

Send Tax Bill To:
Rhonda M. Fowler
4609 Rockland Trail
Antioch, TN 37013

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple interest in the subject property in accordance with the Final Decree of Divorce entered on May 11, 2021, Davidson County, Nashville, Tennessee, Fourth Circuit Court, Case Number 16D832, and for good and valuable consideration, and no monetary consideration, **I, Mohamed E. Ahmadi**, hereby quitclaim and convey to **Rhonda M. Fowler**, all the rights, title and interest, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot #50, on the plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, and corrected in Book 7782, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rhonda M. Fowler, by Special Warranty Deed from Joe Carter, as President of Liberty State Bank, a branch of Citizens Bank, Lafayette, Tennessee, dated May 22, 2014, recorded June 2, 2014, of record in Instrument No. 20140602-0046885, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on recorded plat in Plat Book 6900, Page 511 and corrected in Book 7582, Page 167, and amended in Book 9997, Page 844, Register's Office of Davidson County, Tennessee.

Declaration of covenants, conditions, restrictions and By-Laws as set forth in Book 9678, Page 187, Book 9764, page 44 and in Instrument No. 20001207-0120450, in the Register's Office for Davidson County, Tennessee, but deleting any covenant,

condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Anchor Easement of record in Book 10153, page 990, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 9632, page 973, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Book 8169, page 571, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8169, page 579, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7857, page 87, Book 7867, Page 67 and Book 9680, page 319, in the Register's Office for Davidson County, Tennessee.

Power Line Easement of record in Book 437, page 24 and Book 437, page 39, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Easement granted to Nashville Gas of record in Book 5909, page 915 and Book 5897, page 224, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Book 6954, page 24, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957 and in Instrument No. 20031010-0150800, said Register's office.

Surveyors Certificate of Correction of record in Book 7582, page 167 and Book 9997, page 844, said Register's Office.

All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604.

This is improved property, known as: 4609 Rockland Trail, Antioch, TN 37013.

IN WITNESS WHEREOF I have hereunto set my hand this 21st day of June, 2021.

Mohamed Ahmadi
Mohamed E. Ahmadi

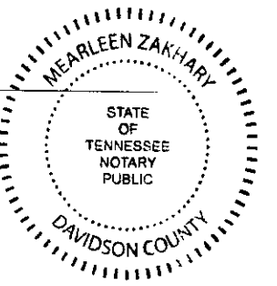
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mohamed E. Ahmadi**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of June, 2021.

NOTARY PUBLIC

1-6-2025
My Commission Expires



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

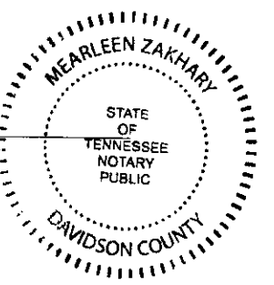
The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Mohamed Ahmadi
Mohamed E. Ahmadi

Sworn to and subscribed before me this 21st day of June, 2021.

NOTARY PUBLIC

1-6-25.
My Commission Expires



The actual consideration or value, whichever is greater, is $0.