Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 698828 DEEDQC
08/17/2021 11:02:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210817-0111019

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| David N. Ramsey<br>2016 Stonebrook Circle<br>Mt. Juliet, TN 37122 | Same | 103080Q00200CO |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **BRADLEY J. BARS** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **DAVID N. RAMSEY,** his heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

**Land in Davidson County, Tennessee, being Unit B of Homes at 4109 Murphy Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4109 Murphy Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200612-0060525, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4109 Murphy Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200612-0060525, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being a the same property conveyed to Bradley J. Bars by Warranty Deed from David N. Ramsey, recorded on the 29th day of June, 2020 of record in Instrument No. 20200629-0070278 in the Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property known as 4109 B Murphy Road, Nashville, TN 37209

Witness my hand this 9th day of August, 2021

BRADLEY J. BARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley J. Bars with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of August, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2021.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 1, 2022

Kathy Snider
Notary Public