QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parker A. Priddy	Parker A. Priddy	163 16 0C 227.00
(NAME)	(NAME)	
1128 Waterburg Lane	1128 Waterburg Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 700257 DEEDQC
08/18/2021 10:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111653

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Parker A. Priddy, a single man and Forrest C. Priddy, a married man**, hereinafter called the Grantor(s), has/have quitclaimed unto **Parker A. Priddy, a single man,** hereinafter called the Grantee(s), his/her/their assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit No. 227 of Phase 2-B of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939 (which adds Phase Z-B, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 2-B); Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.
Being part of the same property conveyed to E. P. Development, LLC, a Tennessee limited liability company by Warranty Deed from J2k Builders, LLC, dated 05/04/2018 and recorded 05/04/2018, of record in Instrument 201805040042957, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J Core Properties, LLC, a Tennessee limited liability company by Quit Claim Deed from E. P. Development, LLC, a Tennessee limited liability company, dated 04/16/2019 and recorded 04/29/2019, of record in Instrument 201904290039252, and Quit Claim Deed of Correction record in Instrument 201905170046980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jones Construction, LLC, a Tennessee limited liability company by Quit Claim Deed from J Core Properties, LLC, a Tennessee limited liability company, dated 03/03/2020 and 03/05/2020, of record in Instrument 202003050024893, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Parker A. Priddy, a single man and Forrest C. Priddy, a married man, as tenants in common with right of survivorship by Warranty Deed from Jones Construction, LLC, dated 05/07/2020

and recorded 05/13/2020, of record in Instrument 202005130049875, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1128 Waterburg Lane, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Effective the 13th day of August, 2021.

Parker A. Priddy

Forrest C. Priddy

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2021.

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202108180111653

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2021.

Affiant Signature

August 18, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18th day of August, 2021.

Notary Public

(SEAL)

ROBYN DURAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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