Karen Johnson Davidson County
Batch# 711379 DEEDQC
09/08/2021 11:08:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210908-0120195

PREPARED BY:
TRUDY L. BLOODWORTH, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: **TAMAR POOLE RAND**

TO: **CHARVIS WENDELL RAND**

NEW OWNER:
Send Tax Statements To:

Charvis Wendell Rand
3316 Harriett Park Drive
Nashville, TN 37211

Map and Parcel No:

172-10-C-005.00

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee. I, **TAMAR POOLE RAND**, hereby transfer and by these presents do remise, release and quitclaim unto **CHARVIS WENDELL RAND**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 3316 Harriett Park Drive, Nashville, TN 37211

LAND in Davidson County, Tennessee, being Lot No. 5, as shown on the Final Plat of Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

BEING part of the same conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated October 8, 2013, from Regent Parkside, a Tennessee limited liability company, of record as Instrument No. 20131009-0106144, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charvis W. Rand and Wife Tamar F. Rand by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160112-0003196, Register's Office for Davidson County, Tennessee

This conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2016 and subsequent taxes are assumed by the Grantors.
2. Matters shown on plan of record as Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee.
3. All matters as yet set forth in the Declaration of Covenants, Conditions, and Restrictions for Parkside, of record as Instrument No. 20140502-0037607, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
4. Charter of the Parkside Homeowner's Association, Inc. of record as Instrument No.20140502-0037606, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130904-0093193, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers and Appurtenances of record to Instrument No. 20130917-0097738, Register's Office for Davidson County, Tennessee.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of water for public utilities applicable to this property.

This property is also known as improved property 3316 Harriett Park Drive, Nashville, TN 37211.

WITNESS my hand this, the 1 day of September, 2021.

Tamar Poole Rand

TAMAR POOLE RAND

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for the above County and State, the within named **TAMAR POOLE RAND**, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 1st day of September, 2021.

Ethan Pylant
NOTARY PUBLIC

My Commission Expires: 5/5/2025

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

