Karen Johnson Davidson County
Batch# 711867 DEEDQC
09/08/2021 01:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210908-0120338

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Christina Marie Briley, Trustee **604 Quiet Circle** **Nolensville, TN 37135**	**Christina Marie Briley, Trustee** **604 Quiet Circle** **Nolensville, TN 37135**	**188-10-0C-248.00-CO**

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, CHRISTINA BRILEY ("Grantor"), does hereby grant, bargain, transfer, convey and forever quitclaim unto CHRISTINA MARIE BRILEY, TRUSTEE OF THE CHRISTINA MARIE BRILEY REVOCABLE TRUST DATED SEPTEMBER 3, 2021 ("Grantee"), and her successors and assigns, all of Grantor's right, title and interest in the certain tract or parcel of real property ("Property") located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and

Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 3rd day of September, 2021.

GRANTOR:

Christina Briley

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

Before me, a Notary Public of the state and county aforesaid, personally appeared Christina Briley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Hamilton County, Tennessee, this 3rd day of September, 2021.

Notary Public

STORMY STEPP
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires: My commission will expire on 3/22/2025

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer is $-0-.

AFFIANT-GRANTEE:

The Christina Marie Briley Revocable Trust Dated September 3, 2021

Christina Marie Briley, Trustee

Sworn to and subscribed before me this the 3rd day of September, 2021.

Notary Public

My commission expires My commission will expire on 3/22/2025

STORMY STEPP
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

EXHIBIT "A"

Tax Parcel 188-10-0C-248.00-CO (604 Quiet Circle)

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, being corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

GRANTORS' SOURCE OF TITLE being Warranty Deed recorded at Instrument Number 20210208-0017995, in the Register's Office of Davidson County, Tennessee.

Being also known as 604 Quiet Circle, Nolensville, TN 37135.

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

1. Subject to all matters shown on the Plan of record as Instrument Number 20191126-0122176, corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, and Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 2" of record in Instrument No. 20190321-0025836, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.

5. Assignment and Assumption of Declarant Rights dated September 26, 2017 of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.

7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

This property is also known as improved property located at 604 Quiet Circle, Nolensville, TN 37135.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, 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 September 3, 2021 (date of document)

GREGORY D. WILLETT, Affiant Signature
Dated: September 3, 2021

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 3rd day of September, 2021.

Rebecca Lynn Stone

My Commission Expires: 02/19/2023

