Karen Johnson Davidson County
Batch# 781792 DEEDQC
12/30/2021 10:39:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211230-0171720

QUITCLAIM DEED

This instrument made and entered into on this the 30day of DECEMBER, 2021, by and between **MARK TIETGENS, and JASON LEE STORY.**

WITNESSETH

That for and in consideration of the sum of ONE AND 00/100 ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **MARK TIETGENS,** conveys and quitclaims unto **JASON LEE STORY,** his heirs and assigns, all of his right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Phase One, Boone Trace at Baltimore of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to the following:

All matters as shown on the plan of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee.

PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions of record in Book 7265, Page 657; Book 9342, Page 312; Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817; Book 11455, Page 443, Instrument No.20000126-0008529 and Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

Charter of Boone Trace at Biltmore Homeowner's Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Boone Trace at Biltmore Homeowner's Association of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee

Easement of record in Book 8992, Page 62, Register's Office for Davidson County, Tennessee.

Easement of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument Number 20001120-0114598 and Instrument No. 20021217-0155375, in the Register's Office for Davidson County, Tennessee.

Easement for Dedication of Public Utilities for Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, in the Register's Office for Davidson County, Tennessee.

PREPARED BY:
LAW OFFICES OF
BOSTON, HOLT, & DURHAM, PLLC
235 WATERLOO STREET
P.O. BOX 357
LAWRENCEBURG, TN
38464-0357

Easement for Public Utilities of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 3462, Page 445, and Book 5446, Page 47, in the Register's Office for Davidson County, Tennessee.

Easement for Tennessee Electric Power Company of record in Book 751, Page 396, in the Register's Office for Davidson County, Tennessee.

Easement for Bell South Telecommunications of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.

Easement for Drainage of record in Book 3027, Page 261, and Book 3027, Page 321, in the Register's Office for Davidson County, Tennessee.

Easement for TVA of record in Book 4181, Page 383, Book11200, Page 514 & 555, and Book 4225, page 587, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20070702-0078625 in the Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and/or elements.

This being the same property conveyed to Mark Tietgens by Warranty Deed from Samuel W. Doughty, Jr. and Rebecca L. Doughty, husband and wife, dated May 4, 2021, of record in Instrument No. 20210507-0061493, Register of Deeds Office of Davidson County, Tennessee.

MAP-PARCEL No.s: 126-15-0A-044.00-CO
PROPERTY ADDRESS: 8056 Settlers Way, Nashville, TN 37221

SUBJECT PROPERTY IS NOT THE GRANTORS PRIMARY RESIDENCE.

DESCRIPTION TAKEN FROM PREVIOUS DEEDS. PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH REQUESTED OR PERFORMED.

IN TESTIMONY WHEREOF, **MARK TIETGENS**, has hereunto set his signature, this the day and date first above written.

MARK TIETGENS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared **MARK TIETGENS**, to me known (or proved by satisfactory evidence) to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed.

Witness my hand and official seal at Brentwood (City), Tennessee, this the 30th day of December, 2021.

LTY

NOTARY PUBLIC
My Commission Expires: 11/06/2023

(SEAL)

LOGAN T. YUCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF ~~LAWRENCE~~ Davidson (CTY)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$0 - Quitclaim**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 30th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 11/06/2023

(SEAL)

LOGAN T. YUCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

PERSON RESPONSIBLE FOR TAXES: Jason Story

SEND TAX BILLS TO: 8056 Settlers Way Nashville, TN 37221