Karen Johnson Davidson County
Batch# 793203 DEEDQC
01/19/2022 12:17:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220119-0007358

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
(BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Dolores Ann Buck Rice **4487 Post Place** **Unit 18** **Nashville, Tennessee 37205**	Same	103-1513-18

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EVERETT HOUSE** (hereinafter "Grantor"), does hereby quitclaim and convey unto **DOLORES ANN BUCK RICE,** now known as **Dolores Ann Buck House** ("Grantee"), all of Grantor's right, title and interest, including without limitation any marital rights, in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property").

This is improved property known as 4487 Post Place, Unit 18, Nashville, Tennessee 37205. The Property is conveyed subject to all limitations, matters that would be shown on an accurate survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

[signatures continued on following page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of December, 2021.

GRANTOR:

Everett House

Everett House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Dolores House

Dolores Ann Buck Rice

Subscribed and sworn to before me, this 31 day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

March 18, 2025

BARBARA SAMUEL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

The preparer of this Quitclaim Deed has done so to facilitate an intro-family transfer of the property and has performed a title search or reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for this State and County, **Everett House**, the within named bargainor, with whom I am personally acquainted (or proved 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, at office, this 31 day of December, 2021.

Notary Public

My Commission Expires:
March 18, 2025

BARBARA SAMUEL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

REAL PROPERTY DESCRIPTION

Being Unit No. 18 of Lion's Head Condominium, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, and shown on a Plan of record in Book 5200, Page 82.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an exhibit thereto) including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in said Plan, Master Deed and By-Laws, all of which that Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

Being the same property conveyed to Grantor by deed from Thomas W. Molteni and wife, Beth L. Molteni, of record in Book 6594, Page 700, Register's Office for Davidson County, Tennessee.

This conveyance is made subject, among other encumbrances, to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, and By-Laws appended to Master Deed in Book 5340, page 121, including other conditions, requirements, etc., as set out in Master Deed to which reference is made.