Karen Johnson Davidson County
Batch# 819073 DEEDQC
03/10/2022 10:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220310-0027696

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
Patti L. Hergenreder, Trustee 3024 Harbor Lights Dr Nashville, TN 37217	Same	136 05 0A 060.00

Quitclaim Deed

Grantor: Patti L. Hergenreder
Grantee: Patti L. Hergenreder, Trustee of the Revocable Trust of Patti L. Hergenreder, dated March 1, 2022

Grantor quitclaims and conveys to the Revocable Trust of Patti L. Hergenreder all of Patti L. Hergenreder's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 65 on the plan of Bayview Estates, Phase Two, A Planned Unit Development, of record as Instrument No. 200006090057633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patti L. Hergenreder by quitclaim deed from Wilbert L. Hergenreder, of record in Instrument No. 20120725-0065150, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters of record in Instrument No. 200006090057633, Registrar's Office for Davidson County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126; and in Book 11271, Page 163, Registrar's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 10323, Page 86, Registrar's Office for Davidson County, Tennessee.
4. Landscape Agreement as set out in Book 10339, Page 298, Registers' Office for Davidson County, Tennessee.
5. Easements of record in Book 3708, Page 237; Book 7830, Page 233, Book 10085, Page 576; and in Book 10339, Page 233, Registrar's Office for Davidson County, Tennessee.
6. Easement for Bell South of Record in Book 11762, Page 271, Register's Office for Davidson County, Tennessee.
7. All matters as set out in the Plan of Bayview Estates, Phase Two, as of record in Plat Book 9700, Page 517, said Register's Office.
8. Lien for special assessments as set forth in restrictions for Bayview.
9. Rights of others in and to the common areas and elements of Bayview.

This is improved property, known as: 3024 Harbor Lights Drive, Nashville, TN 37217.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Patti L. Hergenreder
Grantor

State of Tennessee
County of Sumner

On March 1, 2022, before me personally appeared Patti L. Hergenreder, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Patti L. Hergenreder, Trustee
Grantee

Sworn to and subscribed before me on March 1, 2022

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 March 1, 2022.

Chelle Guidry
Signature

March 1, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 1, 2022.

Debra Y King
Notary's Signature
My Commission Expires: May 25, 2022

