QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 821125 DEEDQC
03/14/2022 08:15:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220314-0029057

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to before me, this the ___ day of March, 2022.

Notary Public

My Commission Expires: 5.15.2023

S. RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan I. Franz, Trustee of the Susan I. Franz Revocable Trust 2024 Kirkwall Drive Nolensville, Tennessee 37135	New Owner	187-09-0A-352.00-CO

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Susan Franz, a single woman, ("Grantor")**, does hereby bargain, sell, remise, release, quit claim and convey unto **Susan I. Franz, Trustee of the Susan I. Franz Revocable Trust, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 352 on the Plan of Phase Two Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910-0103205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Susan Franz, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20211203-0160929, Register's Office for Davidson County, Tennessee, dated December 1, 2021 and recorded on December 3, 2021.

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

1. 2021 Davidson County which have been prorated by the parties and paid by Grantor; 2022 and subsequent taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20200910-0103205, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20000621-0061766, Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542, in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-01148707, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675 and Instrument No. 20210601-0072620, 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.
5. Charter for Homeowners Association of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
6. Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308 and Instrument Number 20150626-0061523, in the Register's Office for Davidson County, Tennessee.
8. Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
9. Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
10. Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
11. Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2024 Kirkwall Drive, Nolensville, TN 37135.

WITNESS MY HAND this 9 day of March, 2022.

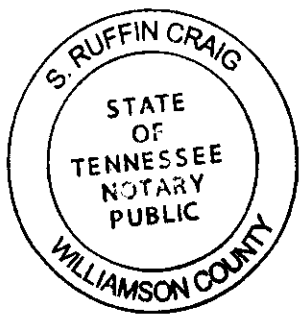
Susan Franz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9 day of March, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Susan Franz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission expires: 5.15.2023



RETURN TO:

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027