QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 _____, **Affiant**

Subscribed and sworn before me this the
19 **Day of** APRIL, 2022
A. Hayes, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY
WENDY W. COX
Property Owner
821 General George Patton Road
Nashville, TN 37221

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

No Warranty of Title either expressed or implied, see Deed Disclaimers

Karen Johnson Davidson County
Batch# 842180 **DEEDQC**
04/19/2022 02:14:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220419-0045119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Rubarts	Same as New Owner	Map – 142 GROUP – 09 0B Parcel – 821.00-CO
(NAME) 821 General George Patton Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

WENDY W. COX, married

HEREINAFTER CALLED THE GRANTOR(S), DO(ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE S. RUBARTS,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 821, together with the carport designated 821-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, Pages 145 and 146, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part of by reference.

Being the same property conveyed to WENDY W. COX AND KATHERINE S. RUBARTS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from DAVID PETCU AND WIFE, JULIE PETCU, dated February 9, 2022, and filed of record February 11, 2022 in Instrument No. 20220211-0016063, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 821 General George Patton Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 25 day of March, 2022.

Wendy W. Cox

Wendy W. Cox

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wendy W. Cox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of March, 2022.

Commission expires: 10-26-25

MIRANDA W. PYBURN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Miranda W. Pyburn
Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.