Karen Johnson Davidson County
Batch# 844857 DEEDQC
04/25/2022 11:28:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220425-0047250

QUITCLAIM DEED

STATE OF NEW MEXICO
COUNTY OF SANTA FE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of March, 2022.

STATE OF NEW MEXICO
NOTARIAL OFFICER
KURT A. SOMMER
Notary Public
NEW MEXICO
STATE BAR # 3070

MY COMMISSION EXPIRES: 6-24-23

This Instrument was prepared with information supplied by the parties. No updated title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Sommer, Udall, Hardwick & Jones, P.A., 200 W. Marcy Street, Suite 219
Santa Fe, New Mexico 87501

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Jon Schoonover, Shelley Schoonover, and Sydney Clare Schoonover	**First Bank**	**117-3A-4**
(NAME)	(NAME)	
3000 Hillsboro Pike #4	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	**Franklin, Tennessee 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jon Schoonover and Shelley Schoonover, Husband and Wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jon Schoonover and Shelley Schoonover, Husband and Wife, and Sydney Clare Schoonover, a single woman, all to hold title as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows to-wit:

Being Unit 4 on the Plan of Versailles Apartment Condominiums, as of record in Book 5050, Page 80 and as corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description hereof.

BEING the same property conveyed to Jon Schoonover and Shelley Schoonover by Warranty Deed from Randy Neese and Valerie Neese, dated June 30, 2021, and filed of record in Instrument No. 20210702-0089683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including but not limited to the following:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Apartment Condominiums, of record in Book 5168, page 944, as amended in Book 5589, page 367; Book 5659, page 641 as re-recorded in Book 5667, page 375; Book 7770, page 955 and Book 8434, page 719, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

This conveyance is also made subject to easement appearing of record in Instrument No. 20171127-0120858, Register's Office for said County.

This is **improved** property, known as: **3000 Hillsboro Pike #4, Nashville, Tennessee 37215**

Witness our hands this 15th day of March, 2022.

Jon Schoonover

Shelley Schoonover

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF SANTA FE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jon Schoonover** and **Shelley Schoonover**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2022.

Notary Public
My Commission Expires: 6-24-23

STATE OF NEW MEXICO
NOTARIAL OFFICER
KURT A. SOMMER
NEW MEXICO
STATE BAR # 3070