Karen Johnson Davidson County
Batch# 854867 DEEDQC
05/13/2022 09:03:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220513-0055148

THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
547 N. Mt. Juliet Rd Ste 100
Mt. Juliet, TN 37122

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel:**
Novella Page 3401 Anderson Rd Unit 59 Antioch, TN 37013	Novella Page 3401 Anderson Rd Unit 59 Antioch, TN 37013	136-150B-06700CO

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Novella Page**, hereinafter referred to as the "GRANTOR" and **Novella M. Page and Gregory Lamark Page, as joint tenants with rights of survivorship**, hereinafter referred to as the "GRANTEE": NP

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Novella Page**, has this day quitclaimed unto **Novella Page and Gregory Lamark Page, as joint tenants with rights of survivorship**, any right, title and interest in and to certain real property located in **Davidson** County, being more particularly described as follows, to wit:

Being Unit Lot No. 59 on the plan of A Horizontal Property Regime(Private Element) Phase 2, Smith Springs Townhomes, Revision 1 of Record in Instrument Number 200106290068937, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate description legal description.

Being the same property conveyed to Novella Page by deed from Keith S. Templeman and Mary K. Templeman, husband and wife, of record in Instrument Number 20031229-0183078 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises including but not limited to:

any and all matters appearing of record in Plat Book 20010629006893 7; By-Laws of record in Book 11666, page 191; Restrictive Covenants of record in Book 11666, page 151; Storm Water Detention Agreement of record in Book 11540, page 482; Charter of record in Book 11666, page 149; Supplemental Declarations of record in Instrument 20010810008656 1; Conveyance of Common Area in Instrument No. 20010810008665 61; and any and all zoning regulations, easements, right of ways, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

In Witness Whereof, the undersigned has hereunto set his hand on this the 12th day of May, 2022.

Novella M. Page

Novella Page

M. NMP

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson Jt/Ct

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Novella Page aka Novella M. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of May, 2022.

Notary Public

CHARLOTTE THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 3-2-2025

Commission Expiration

State of TN

County of Wilson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 12th day of May, 2022.

My commission expires:

Notary public

CHARLOTTE THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 3-2-2025