This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 864573 DEEDQC
05/31/2022 08:40:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220531-0062195

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael Dunnam Dean 212 Copley Lane Nashville, TN 37204	Same	118-6-D-66.00CO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

MICHAEL DUNNAM DEAN

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 26 day of May 2022.

NOTARY PUBLIC
My Commission Expires: 05/05/2025

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Memorandum and Order entered on December 2, 2021, in the Chancery Court for Williamson County, Tennessee, and an Order entered on April 19, 2022, in the case of *Michael Dunnam Dean v. Lillian Ruth Harper Dean*, Docket Number 19CV-49055, Lillian Ruth Harper Dean has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Michael Dunnam Dean, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 66, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NO. 20110311-0019705, INSTRUMENT NO. 20120508-0039773, INSTRUMENT NO. 20120921-0086162, INSTRUMENT NO. 20130306-0022200 AND INSTRUMENT NO. 20130306-0022201, REGISTER'S OFFICE FOR SAID

COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO MICHAEL D. DEAN AND LILLIAN R DEAN, HUSBAND AND WIFE, BY GALE PARK, LLC, BY WARRANTY DEED DATED JUNE 21, 2013, AND RECORDED JUNE 28, 2013, AS INSTRUMENT NO. 20130628-0066524, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO INSTRUMENTS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS FOLLOWS: 1) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF GALE PARK, AS RECORDED IN INSTRUMENT NO. 20110208-0011108. 2) DECLARATION RECORDED AT INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NO. 20110311-0019706, INSTRUMENT NO. 20120508-0039772, INSTRUMENT NO. 20120921-0086161 AND INSTRUMENT NO. 20130306-0022200 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705, INSTRUMENT NO. 20120508-0039773, INSTRUMENT NO. 20120921-0086162 AND INSTRUMENT NO. 20130306-0022201 AND SCRIVENER'S AFFIDAVIT IN INSTRUMENT NO. 20110531-0041215 (SINGLE-FAMILY HOMES). 3) INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED AT INSTRUMENT NO. 20100810-0063194. 4) CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847. 5) EASEMENT FOR SANITARY SEWER AND WATER MAINS, RECORDED IN BOOK 10131, PAGE 935 AND BOOK 10131, PAGE 939. 6) EASEMENT FOR SLOPE AND GRADING, RECORDED IN INSTRUMENT NO. 20041108-0134230. 7) DRAINAGE DETENTION, ACCESS ROAD AND SIGN AGREEMENT RECORDED IN BOOK 9237, PAGE 382. 8) SITE DEVELOPMENT AGREEMENT RECORDED IN BOOK 9237, PAGE 425. 9) RESERVE EASEMENT AND RESTRICTIONS AGREEMENT RECORDED IN BOOK 9237, PAGE 495. 10) RESTRICTIONS CONTAINED MEMORANDUM OF LEASE RECORDED IN BOOK 8246, PAGE 227. 11) COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This is improved property known as: 212 Copley Lane, Nashville, Tennessee 37204.

LILLIAN RUTH HARPER DEAN

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Jeremy Martin, a Notary Public in and for said County and State, the within named LILLIAN RUTH HARPER DEAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of May, 2022.



NOTARY PUBLIC

My Commission Expires: 05/05/2025

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.