Karen Johnson Davidson County
Batch# 869256 DEEDQC
06/09/2022 02:59:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220609-0065951

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTORNEY
225 MAHR AVE.
LAWRENCEBURG, TN 38464
FILE #M6312CNC

QUIT CLAIM DEED

This instrument made and entered into on this the 9 day of June, 2022, by and between, WAYNE STEVENS, A MARRIED PERSON, Party of the First Part, and LESA NAVE F/K/A LESA TURNER, A MARRIED PERSON, Party of the Second Part;

WITNESSETH

That for and in consideration of the sum of TEN AND NO/100 --- ($10.00) --- DOLLAR(S), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quit claims unto the Party of the Second, **all my right, title and interest** in the following described real estate, to-wit:

Land in Davidson County, Tennessee, being **Unit No. F-1, in a Horizontal Property Regime being Lakeside Retirement Village Condominium**, which is of record in Book 7977, Page 92 and re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lakeside Retirement Village Condominiums of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed of Exhibit B., thereto of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee, all as set out and provided in said Master Deed and Exhibits appended thereto, reference to which is here made.

This being the same property conveyed to Lesa Turner and Wayne Stevens, as tenants in common, by Warranty Deed dated October 28, 2020 from David E. Long and wife, Kay Smith Long of record as Instrument No. 20201030-0126987, Register's Office of Davidson County, Tennessee. The said Lesa Turner is n/k/a Lesa Nave.

SUBJECT PROPERTY IS NOT GRANTORS PRIMARY PLACES OF RESIDENCE.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP AND PARCEL: 044 11 0A 601.00
PROPERTY ADDRESS: 511 JONES STREET, UNIT F-1, OLD HICKORY , TN 37138

WITNESS MY HAND THIS 9th DAY OF June, 2022.

WAYNE STEVENS

STATE OF TENNESSEE
COUNTY OF Robertson

On this 9th day of June, 2022, before me personally appeared WAYNE STEVENS, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Springfield, in the State of Tennessee.

SEAL

CHERYL D. PENTECOST
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Cheryl D. Pentecost
NOTARY PUBLIC
My Commission Expires: 03/26/2024

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 9th day of July, 2022.

CHERYL D. PENTECOST
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Cheryl D. Pentecost
NOTARY PUBLIC
Commission Expires: 03/26/2024

NEW OWNER: LESA NAVE
ADDRESS: 2825 Buffalo Road, Lawrenceburg, TN. 38464

SEND TAX BILLS TO:

Lesa Nave
2825 Buffalo Road
Lawrenceburg, TN. 38464

MAIL RECORDED DOCUMENT TO:

SAME