Karen Johnson Davidson County
Batch# 889268 DEEDQC
07/14/2022 02:51:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220714-0081138

This instrument prepared by:
Dora L. Salinas, Attorney at Law
104 Frey Street
Ashland City, TN 37015
(615) 792-4440
dorasalinas@dorasalinas.net

Nathan Rogers

TO: Courtney Rogers
4001 Utah Avenue
Nashville, Tennessee 37209

Map-Parcel-
104-01-0E-001.00 CO

SEND TAX BILLS TO: Courtney Rogers, 4001 Utah Avenue, Nashville, TN 37209

QUITCLAIM DEED

For and in consideration of the provisions of the Marital Dissolution Agreement executed by the parties and filed in the Chancery Court of Cheatham County, Tennessee in the cause of Courtney Rogers vs. Nathan Rogers, **Docket No.** 18837. I, Nathan Rogers, do by these presents quitclaim and convey unto Courtney Rogers all of my right title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration and Master Deed Establishing a Planned Unit Development for The 4001 Utah Avenue Townhomes, of record as Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage of interest ownership in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the Plan of The 4001 Utah Avenue Townhomes, shown as Exhibit "B" to the Declaration and Master Deed of record as Instrument No. 20070529-0063605, Register's Office for Davidson for a more complete identification and description of said unit.

Being the same property conveyed to Nathan Rogers and Wife, Courtney Rogers by Deed from Lois Emily Noel of record as Instrument No. 20140613-0051835, dated July 31, 2017, Register's Office for Davidson County Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Easements, setback lines, and all other matters as set forth on the above plan of record.
2. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4001 Utah Avenue, Nashville, TN 37209.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

IN WITNESS WHEREOF, I have hereunto set my hand this the 11th day of July, 2022.

Nathan Rogers

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Nathan Rogers** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained 11th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 5.20.2025

KRISTINE MITCHEL
STATE OF TENNESSEE
NOTARY PUBLIC
GREENE COUNTY
MY COMMISSION EXPIRES 5-20-2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is exempt.

Courtney Rogers
Courtney Rogers

SWORN to and subscribed before me this the 14 day of July, 2022.

KENNETH J. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commissions Expires: 11/6/2024

THIS DOCUMENT IS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.