QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
J. Ross Hutchison, Esq.
STITES & HARBISON, PLLC
400 Commerce Street, Suite 800
Nashville, Tennessee 37219
(615) 782-2330

Karen Johnson Davidson County
Batch# 890852 DEEDQC
07/19/2022 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220719-0082649

Send Tax Bills To:
Michael Martin Bryan and Cara Jackson
1287 Old Hickory Blvd.
Brentwood, TN 37027

Tax Parcel Identification Nos.:
159130B00100CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten Dollars ($10.00).

Affiant

Sworn to and subscribed before me, this 19 day of July, 2022.

Notary Public

My Commission Expires: July 9, 2024

FAY MARTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Michael Martin Bryan, a married man**, ("**Grantor**"), has this day quitclaimed and conveyed unto **Michael Martin Bryan, a married man, and Cara Jackson, a married woman** ("**Grantee**"), all rights, title and interest in land in Davidson County, Tennessee, being Unit 1281A of Homes at 1281 Old Hickory Boulevard, more particularly described as Exhibit "A" attached hereto, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, also known as 1287 Old Hickory Boulevard, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200227-0021812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20200227-0021812, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

April IN WITNESS WHEREOF, Grantor has executed this Deed on this 6th day of ~~March~~, 2022.

GRANTOR:

MICHAEL MARTIN BRYAN

By: _____
Michael Martin Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, the within named Michael Martin Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of April, 2022.

Notary Public

My Commission Expires: 2/28/26

CYNTHIA SORRELS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

EXHIBIT "A" TO QUITCLAIM DEED

LEGAL DESCRIPTION

BEING Land in Davidson County, Tennessee, being Unit 1281A of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200227-0021812, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1281 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20200227-0021812, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Michael Martin Bryan by Corrective Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20220303-0024399, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 3, 2022.

EXHIBIT "B" TO QUITCLAIM DEED

PERMITTED EXCEPTIONS

1. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Davidson County taxes for the year 2022 and thereafter, not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument Number 20001013-0102077, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200227-0021812, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson Co. of record in Book 8081, Page 867, in the Register's Office for Davidson County, Tennessee.

6. Lien for special assessments as provided in the Declaration of Covenants, Conditions and Restrictions.

7. Rights of others in and to the common area/elements.

8. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as they pertain to a planned unit development being created and existing under said Act.

Tennessee Certification of Electronic Document

I, J. Ross Hutchison, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 6, 2022 (date of document).

Affiant Signature

April 11, 2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 11th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 20, 2023

NOTARY'S SEAL

