Karen Johnson Davidson County
Batch# 893330 DEEDQC
07/25/2022 01:53:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220725-0084807

THIS INSTRUMENT PREPARED BY:
KELLY L. CAISSIE, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

QUITCLAIM DEED

Consideration Certificate

STATE OF ~~TENNESSEE~~ Kentucky BJM)
COUNTY OF ~~DAVIDSON~~ Calloway BJM)

The actual consideration for this transfer is $0.

Daniel A. Hearn, Affiant

Subscribed and sworn to before me,
this 15 day of July, 2022.

Brittany Marchetti
Notary Public
My Commission Expires: 8/31/2024

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Daniel and Ginger Hearn 5600 Country Drive, Unit 160 Nashville, TN 37211	Daniel and Ginger Hearn 5600 Country Drive, Unit 160 Nashville, TN 37211	162-09-0-B/073.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **GINGER L. HICKS (now known as Ginger Hearn) and JANIS S. HICKS** (collectively, the "Grantor"), hereby forever quitclaim, release, and convey unto **DANIEL A. HEARN and wife, GINGER HEARN** (collectively, the "Grantee"), as tenants by the entirety, their successors and assigns, all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

A certain tract of land in Nashville, Davidson County, Tennessee, described as follows:

Townhouse No. 160, on the revised site plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated, and is

subject to the provisions and requirements thereof; to the by-laws for the administration thereof, including, but not limited to, assessments, all as made and provided in the Exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights, and interest in favor of the 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 thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, liens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Deborah J. Messinger to Ginger L. Hicks and Janis S. Hicks by Warranty Deed dated June 29, 2007, of record as Instrument No. 20070705-0079896, Register's Office for Davidson County, Tennessee.

This is improved property known as 5600 Country Drive, Unit 160, Nashville, Tennessee 37211.

~~TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever.~~ DH

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

Date: 7/15/2022

Ginger L. Hearn

GINGER L. HICKS (now known as Ginger Hearn)

Date: July 15, 2022

Janis S. Hicks

JANIS S. HICKS

STATE OF ~~TENNESSEE~~ Kentucky BJM)
)
COUNTY OF ~~DAVIDSON~~ Calloway BJM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ginger L. Hicks (now known as Ginger Hearn), 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.

WITNESS my hand and official seal on this 15 day of July, 2022.

Brittany Marchetti
Notary Public

My Commission Expires: 8/31/2024

STATE OF ~~TENNESSEE~~ Kentucky BJM)
)
COUNTY OF ~~DAVIDSON~~ Calloway BJM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janis S. Hicks, 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.

WITNESS my hand and official seal on this 15 day of July, 2022.

Brittany Marchetti
Notary Public

My Commission Expires: 8/31/2024