This instrument was prepared by:
Adam A. Zanetis, Esq.
517 Cummins Street
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 969440 DEEDQC
02/10/2023 10:28:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230210-0009882

STATE OF TENNESSEE)
COUNTY OF Davidson)
I hereby swear or affirm that the consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

Will Zanetis
Transferee

Subscribed and sworn to before me on this 10th day of February, 2023

Notary Public
My commission expires: 5/9/2023

ORLANDREA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

Address new owner:
William Zanetis
111 N. Country Club Drive
Hendersonville, TN 37075

Send tax bills to:
Ameris Bank
1800 Parkway Place, #820
Marietta, GA 30067

Map Parcel Number:
072-16-1D-002.00-CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, KATHERINE ZANETIS (formerly KATHERINE GORDON), do hereby convey, remise, release and forever quitclaim unto WILLIAM ZANETIS, his heirs and assignees, my entire right, title and interest in fee simple to the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Porter and Harwood Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180221-0016410 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Green Hills Construction, LLC to William Zanetis and Katherine Gordon (now Katherine Zanetis), both unmarried as joint tenants with the rights of survivorship as set forth in Instrument Number 20190821-0083679, filed in the Davidson County Register of Deeds on August 21, 2019.

Being the same property conveyed to Green Hills Construction, LLC by Warranty deed from Chris Wright, a single man of record in Instrument No. 20180319-0025734 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 19, 2018.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 44, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1163, Page 389, 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180221-0016410, 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
- Charter for HOA of record in Instrument Number 20180315-0024631, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **1532 Harwood Dr., Nashville, Tennessee 37206.**

WJ KZ

The consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19th day of January, 2023.

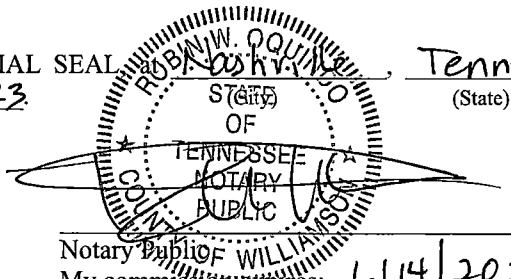
Katherine Zanetis
KATHERINE ZANETIS

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHERINE ZANETIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this the 19th day of January, 2023.
(City) (State)



Notary Public
My commission expires: 6/14/2023