Karen Johnson Davidson County
Batch# 983384 DEEDQC
03/22/2023 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230322-0020770

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
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Subject Property: TAX MAP-PARCEL #: 141-12-0D-104.00-CO
Property Address: 104 Morton Mill Circle, Nashville, TN 37221

New Owner: Elizabeth A. Spinelli
Address: 104 Morton Mill Circle
Nashville, TN 37221

Send Tax Bill To:
Elizabeth A. Spinelli
104 Morton Mill Circle
Nashville, TN 37221

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple interest in the subject property in accordance with the Final Decree of Divorce entered on March 1, 2023, Davidson County, Nashville, Tennessee, Circuit Court, Case Number 22D-1057, and for good and valuable consideration, and no monetary consideration, I, Robert J. Spinelli, hereby quitclaim and convey to Elizabeth A. Spinelli, all my right, title and interest, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 (and driveway serving said lot) on the Plan of Third Revision Morton Mill Estates of record in Plat Book 7900, Page 561, 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 to Elizabeth Spinelli and Robert Spinelli, wife and husband, by Warranty Deed from Chokmah Enterprises LLC of record in Instrument No. 20201001-0113146 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on October 1, 2020.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, Page 226, as revised in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of Morton Mill Estates of record in Plat Book 6900, Page 406, Register's Office of Davidson County, Tennessee.

•Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7546, Page 145, as amended in Book 7936, Page 704, Book 8079, Page 804 and Amendment Instrument no. 20190605-0053782, Register's Office for Davidson County, Tennessee.

•By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154, supplemented by instrument recorded in Book 7936, Page 709, in the Register's Office for Davidson County, Tennessee.

•Charter of Morton Mill Homeowner's Association, Inc. of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.

•Dedication of common areas conveyed to Morton Homeowners' Association, Inc. of record in Book 7548, Page 963, in the Register's Office for Davidson County, Tennessee.

•Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utility District of record in Book 4817, Page 787, in the Register's Office for Davidson County, Tennessee.

•Restrictions of record as Instrument Number 20200227-0021613 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

•Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

•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: 104 Morton Mill Circle, Nashville, Tennessee 37221.

IN WITNESS WHEREOF I have hereunto set my hand this 7th day of March, 2023.

Robert J. Spinelli

TEE GORHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Spinelli, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2023.

NOTARY PUBLIC

9/2/24
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Sworn to and subscribed before me this ___ day of March, 2023.

NOTARY PUBLIC

3/3/26
My Commission Expires

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

The actual consideration or value, whichever is greater, is $0.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/7/23 (date of document).

Regina Sullo
Affiant Signature

3/22/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

