Karen Johnson Davidson County
Batch# 987268 DEEDQC
03/31/2023 01 06 31 PM 2 pgs
Fees $12 00 Taxes $0 00
20230331-0023504

Instrument prepared by
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER.	SEND TAX BILLS TO	MAP & PARCEL NO.
MELISSA YVETTE PALMER RICE 1420 ROCKGLADE RUN ANTIOCH, TN 37013	VOLUNTEER P.O. BOX 110786 NASHVILLE, TN 37222-0786	164-7-A/176 CO

KNOW ALL MEN BY THESE PRESENTS:

That ARLANDER RICE, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between MELISSA YVETTE PALMER RICE, Plaintiff, and ARLANDER RICE, Defendant, does hereby demise, release, and forever quitclaim unto the said, MELISSA YVETTE PALMER RICE, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit.

BEING ALL OF LOT NO. 189, ON THE PLAN OF SECTION TWO HARVEST GROVE FORMERLY "TILLMAN PROPERTY", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20140529-0046065, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, BY DEED FROMK OLE SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE, DATED JUNE 18, 2015, APPEARING OF RECORD IN INSTRUMENT NUMBER 20150629-0062118, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF RECORD IN INSTRUMENT NUMBER 20060628-0077382, CHARTER OF HOMEOWNERS ASSOCIATION OF RECORD IN INSTRUMENT 20060519-0059378, STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20060830-0107233; AND TO ANY AND ALL MATTERS, SHOWN ON SAID PLAT AND SURVEY OF RECORD IN INSTRUMENT 20140529-0046065; ALL OF SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MELISSA YVETTE PALMER RICE AND ARLANDER RICE, WIFE AND HUSBAND, BY DEED FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, DATED DECEMBER 21, 2015, APPEARING OF RECORD IN INSTRUMENT NUMBER 20160120-0005871, OF THE REGISTER'S OFFICE IN DAVIDSON COUNTY, TENNESSEE.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said MELISSA YVETTE PALMER RICE hereby agrees to pay and agrees to hold ARLANDER RICE harmless from a Deed of Trust and Subordinate Deed of Trust in favor of Highlands Residential Mortgage, LTD, said notes bearing an original unpaid principal balance of $180,647 and $7,359 respectively, as evidenced by a Deed of Trust of record filed in Instrument No. 20160120-0005872 and Instrument No. 160120-0005873, dated December 21, 2015, and recorded on January 20, 2016, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ARLANDER RICE, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

ARLANDER RICE
Grantor

Sworn to and subscribed before me
this 31st day of March, 2023.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

My commission expires: 11/06/2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MELISSA YVETTE PALMER RICE, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

MELISSA YVETTE PALMER RICE
Affiant/Grantee

Sworn to and subscribed before me
this 31st day of March, 2023.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/06/2023

This instrument prepared from information provided by the parties involved.