Karen Johnson Davidson County
Batch# 989611 DEEDQC
04/06/2023 03 32 08 PM 4 pgs
Fees $22 00 Taxes $0 00
20230406-0025381

QUIT CLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $0.00. Affiant *Subscribed and sworn before me this 23rd day of March, 2023* Notary Public My commission expires. November 6, 2024 (Affix Seal)

MEREDITH SILVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Meredith Silva of Silva Law, LLC, Attorney, 901 Woodland St., Ste 104, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER.	SEND TAX BILLS TO·	MAP & PARCEL NUMBER·
Kennette L. Pelmore and Steve Pelmore, Jr Trustees of the Pelmore Family Trust, dated March 23, 2023 2200 Silverton Drive Nashville, TN 37207	Kennette L. Pelmore and Steve Pelmore, Jr. Trustees of the Pelmore Family Trust, dated March 23, 2023 2200 Silverton Drive Nashville, TN 37207	050020A09100CO

THIS CONVEYANCE is made and entered into on this 23rd day of March, 2023, between **STEVE PELMORE JR. and KENNETTE PELMORE, husband and wife** (collectively and hereinafter "Grantor") and **KENNETTE L. PELMORE AND STEVE PELMORE, JR., TRUSTEES OF THE PELMORE FAMILY TRUST, DATED MARCH 23RD, 2023.** (hereinafter "Grantee").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND in Davidson County, Tennessee being Lot No. 91 on the Plan of Belle Arbor PUD, Phase 3 (Formerly known as Victory Village PUD) of record in Instrument No. 20171031-0111612 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated December 18, 2017, from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20171219-0129171 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to,

a. Taxes and assessment for the year 2018, and subsequent years, which are not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20171031-0111612 Register's Office for Davidson County, Tennessee

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No 20160225-0018112 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No 20171122-0119839 Register's Office for Davidson County, Tennessee

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No 20080513-0049052, Instrument No. 20100903-0070291; Instrument No. 20170918-0095214, Instrument No 20170918-0095216 and Instrument No. 20171130-0122273 Register's Office for Davidson County, Tennessee.

e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.

f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Waters Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee

g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee

h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee

i. Application for Greenbelt Assessment – Agricultural of record in Instrument No. 20140722-0065104 and Instrument No. 20140722-0065105 and Instrument No. 20120213-0012668 Register's Office for Davidson County, Tennessee.

j. Subject to rights of others in and to common areas/elements.

k. Subject to lien for special assessments contained in DCCR's/Master Deed.

l. All other easements and restrictions of records.

BEING the same property conveyed to Steve Pelmore Jr. and Kennette Pelmore, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, in Instrument No. 20180401-0030358 Register's Office for Davidson County, dated March 26, 2018 and recorded on April 2, 2018.

This is improved property known as: 2200 Silverton Drive, Nashville, TN 37207.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

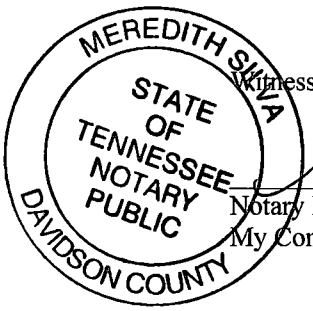
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

STEVE PELMORE, JR.

KENNETTE PELMORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, STEVE PELMORE, JR. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

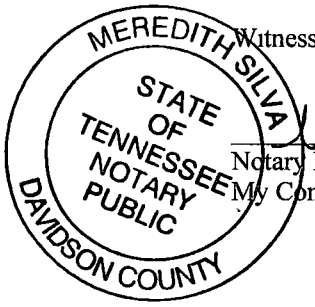


Witness my hand and seal, at office in Davidson County, Tennessee this 23rd day of March 2023.

Notary Public
My Commission Expires: November 6, 2024

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, KENNETTE PELMORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained



Witness my hand and seal, at office in Davidson County, Tennessee, this 23rd day of March, 2023.

Notary Public
My Commission Expires: November 6, 2024