**NEW OWNER:**

NICOLE HEARN
2166 Rock City Street
Nashville, TN 37216

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 75**
**Group 11-0**
**Parcel 247**

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087

**INFORMATION REQUESTED BY THE PARTIES – NO TITLE SEARCH CONDUCTED**

Karen Johnson Davidson County
Batch# 1019774 DEEDQC
06/27/2023 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048948

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars and no/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALICE WATERS, UNMARRIED,** ("Grantor") has this day bargained and sold and by these presents does hereby quitclaim unto **NICOLE HEARN,** ("Grantee"), her successors and assigns, forever, subject to the Grantor's life estate, all of her interest in the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 71-B on the Plan of the Zone Lot Division of Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel's Square, Section Two, as of record in Book 6250, Page 538 through 543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.**
>
> **Being the same property conveyed to Alice Waters, unmarried by Warranty Deed dated June 25, 2004, from Deborah J. Newbill Roach and William Roach of record in Instrument No. 20040629-0076999, Register's Office for Davidson County, Tennessee.**

Restrictive Covenants of record in Book 6455, Page 135, Book 6619, Page 777 and Book 8030, Page 757, Register's Office of said County.

By-Laws as shown of record in Book 6619, Page 782, Register's Office for said County. Charter of Homeowner's Association as shown of record in Book 6683, page 576, Register's Office for said County.

Subject to Homeowner's Association Dues.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 927 Rachels Place, Hermitage, TN 37076.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of June, 2023.

Alice Waters

TURNER EVANS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2026

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Alice Waters, Unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 27th day of June, 2023.

NOTARY PUBLIC

My commission expires: 4/26/26

**********

The actual consideration or value, whichever is greater, for this transfer is **$ 0.00**.

AFFIANT

Sworn to and subscribed to before me this 27th day of JUNE, 2023.

LINDA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06/28/26

## Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 June 27, 2023.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

