This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1023551 DEEDQC
07/07/2023 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230707-0051908

State of TN }
County of Davidson

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

TeEra Ramey-Goins
Affiant Signature TeEra Ramey-Goins

Subscribed and sworn to before me on this the 30th day of Dec, 2022.

LaShonda Morris
Notary Public

My Commission expires 9/25/2024

LASHONDA QUINSHA MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

NAME AND ADDRESS OF PROPERTY OWNER:
TeEra Jhere Ramey-Goins
948 Fancher Lane,
Joelton, TN 37080

SEND TAX BILLS TO:
TeEra Jhere Ramey-Goins
948 Fancher Lane,
Joelton, TN 37080

MAP AND PARCEL NUMBER: 015130A1200CO

QUITCLAIM DEED

22NT01620

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Kacie Leshay Goins, unmarried and Teera Jhere Ramey-Goins, unmarried, tenants in common with right of survivorship

By these presents do remise, release and **QUITCLAIM** unto

TeEra Jhere Ramey-Goins

* All of my interest in *

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 12 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, 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 T/A Ryan Homes by Deed from Real Estate Solutions Group, LLC, a Tennessee limited liability company, by Deed dated July 29, 2021, of record in Instrument No. 20210803-0104144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Special Exceptions:

a. Davidson County taxes and assessments for the year 2021 will be paid at closing. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable

d. Declaration of Covenants, Conditions and Restrictions for Falls and Charter, attached as Exhibit "B", of record in Instrument No. 20200304-0024384, Register's Office for Davidson County, Tennessee.

e. Stormwater Detention Agreement of record in Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee.

f. Sanitary Sewers and/or Storm Drainage Easements to Metropolitan Government of Nashville of record in Book 7697, page 929; Book 7697, page 952; and Book 7868, page 953, Register's Office for Davidson County, Tennessee.

g. Easements of record in Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.

h. Easement for Public Utilities, Ingress and Egress and Dedication of record in Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

i. All matters appearing on the survey by Robert Seigenthaler, dated 12/12/2000, as revised 1/29/2004, including but not limited to, a 50-foot wide access road (ingress/egress) extending across property from easterly line to westerly line and telephone line easement running north and south adjacent to easterly boundary line.

j. All matters appearing on the survey prepared by James Terry and Associates, LS #2287, dated April 24, 2018, Job No. 2017-567.

k. Application for Greenbelt Assessment of record in Instrument No. 20180222-0016870, Register's Office for Davidson County, Tennessee.

I. Title to any portion of the subject property embraced within the bounds or Rights of Way of Whites Creek Pike and 1-24 Interstate Highway.

m. Natural flow of creeks and branches.

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

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

p. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Being the same property as conveyed to Kacie Leshay Goins, unmarried and Teera Jhere Ramey-Goins, unmarried, tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated 12/15/2021 recorded 12/16/2021 in Book NA, Page NA, as Document Number 20211216-0166276, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 948 Fancher Ln, Joelton, TN 37080-1403

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

Witness our hands this 30th day of Dec, 2022.

Kacie Leshay Goins

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kacie Leshay Goins.** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of Dec, 2022

Notary Public

My Commission expires: 9/25/2024.

LASHONDA QUINSHA MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

TeEra Ramey-Goins

TeEra Jhere Ramey-Goins

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TeEra Jhere Ramey-Goins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of Dec, 2022

Notary Public

My Commission expires: 9/25/2024.

LASHONDA QUINSHA MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/30/22 (date of document).

Affiant Signature

7/6/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of July, 2023

(SEAL)

Anna Bates
Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025