Karen Johnson Davidson County
Batch# 1032966 DEEDQC
08/01/2023 11:30:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230801-0059279

THIS INSTRUMENT PREPARED BY
BEN W. HOOPER III, ATTORNEY
335 EAST MAIN STREET
NEWPORT, TENNESSEE 37821

QUITCLAIM DEED

Property Assessor:
098 13 01 001.00
Map _____, Group _____
Ctl _____, Parcel _____
Same _____, Part of _____

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY.

Name and Address of Person or Agency Responsible for Payment of Taxes: Shana Atkins
3006 Wiltshire Park Place Hermitage, TN 37076

FORM FOR OATH:
I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me, this 1st day of AUGUST, 2023.

Notary Public - Register SARA ANN BOYD SMITH
10/24/2024

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INDENTURE, made this 1st day of August, 2023, between **NICHOLAS RHODES**, of Davidson County, Tennessee, of the first part, and **SHANA ATKINS**, of 3006 Wiltshire Park Place, Hermitage, Tennessee 37076, of the second part.

WITNESSETH, That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all of his right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2A as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at Park at Wiltshire, Lot 2, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20210323-0038168, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Description taken from previous deed of record.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Being the same premises conveyed to Nicholas Rhodes and wife, Shana Rhodes, by Special Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, dated April 1, 2022 of record in the Register's Office of Davidson County, Tennessee in Instrument No. 20220411-0041576.

Shana Rhoes and Shana Atkins are one and the same person.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

_____(L.S.)
Nicholas Rhodes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, the within-named bargainor, NICHOLAS RHODES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1ST day of AUGUST, 2023.

_____
Notary Public
SARA ANN BOYD SMITH

My Commission Expires: 10/24/2024.

SARA ANN BOYD SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY