This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217
(615) 885-0223

Karen Johnson Davidson County
Batch# 1045531 DEEDQC
09/01/2023 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230901-0068806

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Steven and Jeannie Nunley
2008 Waterford DR.
Old Hickory TN 37138

MAP 53-6-B 098.00

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration, **Jeannie Nunley** hereinafter called the "GRANTOR", bargained and sold , and by these presents, does transfer and convey all right, title and interest that she may have in and to the following described real property unto **Steven Arnold Nunley and wife, Jeannie Nunley**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN Davidson County, Tennessee, being all of Lot No. 133, on the Plan of Phase 5B, Waterford, as shown by plat appearing of record in Plat Book 7900, Pages 838 and 839, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeannie Timberlake by deed from Richard H. Timberlake dated May 16, 2018, of record in Instrument No. 20180523-0049498, Register's Office for Davidson County, Tennessee.

This conveyance to subject to the following: Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216; Declaration of Annexation of Waterford, Phase 5B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 189; Declaration of Annexation of Waterford, Phase 4B and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9432, Page 988; Easement for Right of Way of record in Book 2024, Page 225; Easement for sewer of record in Book 1717, Page 30; Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462; First amendment to Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 185; Charter of

Waterford Community Association, Inc. of record in Book 8711, Page 701; By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583; Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, Page 833 and Book 8715, Page 590; all matters shown on plat of record in Plat Book 7900, Pages 838 and 839; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, setback lines, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

The above-described property is improved property known as: 2008 Waterford Drive, Old Hickory, TN 37138.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

Whereever 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 hand this the 23rd day of August, 2023.

Jeannie Nunley

Jeannie Nunley former known as and one and the same as Jeannie Timberlake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeannie Nunley former known as Jeannie Timberlake**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of August, 2023 .

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: Jan. 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jeannie Nunley
AFFIANT

Subscribed and sworn to before me on this 23rd day of August, 2023.

NOTARY PUBLIC
My Commission Expires: Jan. 8, 2024

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 August 23, 2023.

Affiant Signature Date 9/1/2023

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 1 day of September, 2023,

Notary Public
My Commission Expires:

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES JULY 08, 2024