Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Keaton R. Allmaras and Meghan Allmaras, Husband and Wife **2101 Chance Court** **Hermitage, TN 37076**	**109 04 0A 007.00**	**Same**

Karen Johnson Davidson County
Batch # 1097154 DEEDQC
02/02/2024 08:11:06 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007322

This instrument prepared by: Carter Shelton Jones, P.
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Keaton R. Allmaras** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Keaton R. Allmaras and Meghan Allmaras, husband and wife as Tenants by the Entirety,** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A (the "Property").

This is improved property known as **2101 Chance Court, Hermitage, TN 37076.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property. Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 29 day of Dec., 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7.7.25

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29 day of Dec., 2023.

Keaton R. Allmaras

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Keaton R. Allmaras,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 29 day of Dec., 2023.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7.7.25

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Towering Oaks, Phase One of record in Plat at Instrument No. 20071127-0137704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keaton R. Allmaras, unmarried, by deed of record as Instrument Number 20210115-0007085, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Instrument No. 20071127-0137704, Covenants, Conditions and Restrictions of record in Instrument No. 20091215-0114266, Easement(s) of record in Instrument No. 20010205-0010996, Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192, Access Easement Agreement of record in Instrument No. 20050831-0104488, Storm Water Detention Agreement of record in Instrument No. 20070601-0065248, Quit Claim of record in Instrument Number 20191030-0111564, **and all other matters of record, including all items set out on any applicable plat of record.**