Karen Johnson
Batch # 1099629
02/09/2024 12:40:33 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240209-0009235

The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
B24-0023-D

This document prepared by information provided by the parties herein; no title search requested or performed.

QUITCLAIM DEED

ADDRESS NEW OWNER
2912 Polo Club Road Community Property Trust & Hostettler Realty LLC
421 E. Iris Dr., Ste 300
Nashville, TN 37204

SEND TAX BILLS TO:
421 E. Iris Dr., Ste 300
Nashville, TN 37204

MAP & PARCEL
142 09 0C 907.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned H. Douglas Holliday, a married man, as to an undivided 50% interest, hereinafter the GRANTOR, does hereby quitclaim and convey unto 2912 Polo Club Road Community Property Trust, H. Douglas Holliday and Deborah Sontag Holliday, Co-Trustees, dated November 8, 2023, hereinafter the GRANTEES, his interest, being all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee being Unit 907, together with carport designated as No. 907-C, on the Plan of Phase One, Lot Two, Section Five, River Plantation Condominium Apartments, of record in Book 5200, Page 257, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> Being the same property conveyed to H. Douglas Holliday, a married man, as to an undivided 50% interest and Hostettler Realty, LLC, a Tennessee limited liability company, as to an undivided 50% interest, as tenants in common, by deed from Helen Lucille Davis, Executrix of the Estate of Michael Douglas Davis, dated August 13, 2014 and of record under Instrument No. 20140814-0073335 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on a Plan of record in Book 5200, Page 257, and Boundary Plat of record in Book 5200, Page 135 both in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Master Deed and By-Laws of River Plantation (Section Five) of record in Book 5410, Page 248, said Register's Office.
>
> This conveyance is subject to a Charter of River Plantation, Section V Corporation of record in Instrument No. 20130409-0035151, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

NOTE: The above described property is not a marital residence for said Grantor.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 7 day of February 2024.

H. Douglas Holliday

STATE OF TENNESSEE
COUNTY OF DICKSON Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Douglas Holliday, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office this the 7 day of FEB January 2024.

NOTARY PUBLIC

My Commission Expires: _____

MICAH SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026

STATE OF TENNESSEE
COUNTY OF DICKSON Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 7 day of FEB January 2024.

NOTARY PUBLIC

My Commission Expires: _____

MICAH SPEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2026