This Instrument Prepared By:	ADDRESS PROPERTY OWNER AS FOLLOWS:	PERSON/ENTITY RESPONSIBLE FOR TAX BILL:
Kara L. Stevens, Esq. SHOPE AND ASSOCIATES, PLLC 9724 Kingston Pike, Ste 1200 Knoxville, TN 37922 File: TG-B	Traci Y. Bond 4909 Indian Summer Dr. Nashville, TN 37207	Same as Owner **Parcel ID:** Map 32-9-B, Parcel 24

Karen Johnson Davidson County
Batch # 1112797 DEEDQC
03/19/2024 01:00:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240319-0018950

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHRIS ANTHONY BOND**, hereinafter called the Grantor(s), do/does hereby transfer their interest unto

TRACI Y. BOND,

hereinafter called Grantee(s) their successors and assigns, the following described real estate:

Land Instrument in Davidson County, Tennessee, being Lot No. 68 on the Plan of Quail Ridge Phase One, Section Seven of record in Instrument No. 20060627-0076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70, and Book 8163, Page 781, Book 10831, Page 201, Book 11688, Page 872 and Instrument #20050920-0113100, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to all matters shown on the Plan of Quail Ridge, Section Seven of record in Instrument #20060627-0076568, Register's Office of Davidson County, Tennessee. Subject to Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of 1087-009250,720040819 Water and Sewage Services of record in Book 11444, Page 161 and in Instrument #20040817-0099250, #20040817-0099251, and #20040817-0099252, Register's Office of Davidson County, Tennessee. Subject to Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, of record in in Instrument #20030312-0033193 and #20040902-010643 1, Register's Office of Davidson County, Tennessee. Subject to lien for special assessments as contained in the restrictions. Subject to the flow of any creeks, streams, or branches across subject property. Subject to all matters shown on the Plan of Quail Ridge Phase One, Section Seven of record in Instrument #20050825-0101520, Register's Office of Davidson County, Tennessee. By-Laws of Quail Ridge Section 7 Property Owners Association, Inc. of record in Instrument #20050920-0113102, Register's Office for Davidson County, Tennessee. Charter of Quail Ridge - Section 7 Property Owner's Association, Inc. of record in Instrument #20050920-0113 101, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. 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 conveyed to Chris Anthony Bond and Traci Y. Bond, husband and wife, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Special Warranty Deed

dated November 20, 2006 and of record on November 30, 2006 in Instrument No. 20061130-0148181 in the Register's Office for Davidson County, Tennessee.

The preparer of this instrument makes no representation as to status of title, having prepared the instrument without the benefit of a title search.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed effective the 12th day of March 2024.

Chris Anthony Bond

STATE OF TN
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Chris Anthony Bond** the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March 2024.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

CONSIDERATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer is $_____

AFFIANT

Subscribed and sworn to before me this 12th day of March 2024.

Notary Public _____ My Commission Expires: _____

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027