Karen Johnson Davidson County
Batch# 1112917 DEEDQC
03/20/2024 08:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240320-0019099

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400
UNLS1250826

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Steven Nunley, et al 2008 Waterford Drive Old Hickory, TN 37138	Steven Nunley 2008 Waterford Drive Old Hickory, TN 37138	Map/Parcel: 053 06 0B 098.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Steven Nunley, also known as Steven Arnold Nunley and wife, Jeannie Nunley by these presents do hereby quitclaim and convey unto the said Steven Nunley and Jeannie Nunley, husband and wife, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update title holder's name.

This is unimproved ( ) property known as 2008 Waterford Drive, Old Hickory, TN 37138
Improved (X)

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.

Witness our hand this 13th day of March, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Steven Nunley, a/k/a
Steven Arnold Nunley

Jeannie Nunley

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Sumner)

Personally appeared before me, Derek Truelove, a Notary Public in and for said County and State, Steven Nunley, a/k/a Steven Arnold Nunley and Jeannie Nunley the within named bargainor, individual(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 within instrument for the purposes therein contained.

Given under my hand and official seal of office at TN
this 13th day of March, A.D., 2024.

NOTARY STAMP/SEAL

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

NOTARY PUBLIC
Notary Commission Expires: 1.5.28

AFFIDAVIT OF VALUE

STATE OF _____)
ss
COUNTY OF Sumner)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the 13th day of March, 2024.

(Affix Seal)

Trent McCarthy Affiant Agent for Grantor / Grantee

Notary Public

My Commission Expires: 1.5.28

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

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.

Being the same property conveyed to Steven Arnold Nunley and wife, Jeannie Nunley by Deed from Jeannie Nunley of record in Document No. 20230901-0068806, said Register's Office.

Tennessee Certification of Electronic Document

I, LEA MILLER, do hereby make oath that I am a licensed attorney and/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 3/13/2024 (date of document).

Affiant Signature

3/13/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of March, 2024.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL