This instrument prepared by:

Brian O. Bowhan, Attorney
1132 Bluewillow Court
Antioch, TN 37013

New owner's address
Troy Hathaway
1041 Cone Boulevard
Nashville, TN 37207

Send tax bills to:
Same

Map-parcel number:
050020C01400CO

Karen Johnson
Batch # 1116048
03/27/2024 03:45:58 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240327-0021480

QUITCLAIM DEED

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TERIKA HATHAWAY, married, (hereinafter called "GRANTOR"), TROY HATHAWAY, by these presents do hereby quitclaim, transfer, convey unto, married (hereinafter called "GRANTEE"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat, Thornton Grove PUD, Phase 1A, of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Troy Hathaway and Terika Hathaway, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, Instrument No. 20210325-0039216, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is made subject to:

a. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.
b. All matters appearing on the plan of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants. Conditions and Restrictions of record in Instrument No. 20200608-0058652, as supplemented and amended by First Supplement and Amendment to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C) of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee.
d. Charter of Thornton Grove Homeowners Association, Inc. of record in Instrument No. 20190723-0072220, Register's Office for Davidson County, Tennessee.
e. All matters including but not limited to an ingress and egress easement to and from highway, a drainage easement and a temporary construction easement set out in Book 5992, Page 654, Register's Office for Davidson County, Tennessee.
f. All matters including but not limited to a TVA Easement of record in Book 3068, Page 480, Register's Office for Davidson County, Tennessee.
g. All matters including but not limited to a 50' wide easement set out in Book 6199, Page 554, Register's Office for Davidson County, Tennessee.
h. Mutual Grant and Declaration of Easements of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee.
i. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water

Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176, Register's for Davidson County, Tennessee.

j. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190906-0090115. Register's Office for Davidson County, Tennessee.

k. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20190408-0031669, 20190812-0080087, and 20200917-0106622, Register's Office for Davidson County, Tennessee.

l. All matters shown on the survey dated December 6, 1989 by J. Bruce Rainey, TN RLS #823.

m. All matters shown on the survey dated February 15, 2018 by Christopher Lyle Goetz, TN RLS #2660.

n. Subject to rights of others in and to common areas/elements.

o. Subject to lien for special assessment contained in DCCR's/Master Deed.

p. All other easements and restrictions of record.

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.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1041 Cone Boulevard, Nashville, TN 37207.

AND NOW, THEREFORE, I, the said TERIKA HATHAWAY, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, TROY HATHAWAY, his heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 21st day of March 2024.

TERIKA HATHAWAY

The actual consideration of value, whichever is greater, for this transfer is $0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally, appeared before me, MARILYN A BYRD a Notary Public in and for said County and State, TERIKA HATHAWAY, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 21st day of March, 2024.

Marilyn A Byrd My commission expires: 3-3-2025
Notary Public

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

This transfer is in implementation of a property settlement agreement between divorcing parties.

TERIKA HATHAWAY

Subscribed and sworn to before me this 21st day of March, 2024.

Marilyn A. Byrd My commission expires: 3-3-2025.
Notary Public

MARILYN A. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON