Karen Johnson Davidson County
Batch# 1116514 DEEDQC
03/28/2024 02:33:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20240328-0021739

FROM:

KENNETH S. WOLF

TO:

CHARLES NELSON IV, TRUSTEE

FROM:

CHARLES NELSON IV, TRUSTEE

TO:

KENNETH S. WOLF AND WIFE, VICKIE LYNN WOLF, AS TENANTS BY THE ENTIRETY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

K. S. Wolf
Affiant

Subscribed and sworn to before me, this 19th day of March, 2024.

Notary Public

My Commission Expires:

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Address new owners as follows:

Kenneth S. Wolf and Vickie Lynn Wolf
1065 Gen. George Patton Drive
Nashville, Tennessee 37221

Send Tax Bills to:

SAME

Map-Parcel Numbers:

142 09 0D 073.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, I, Kenneth S. Wolf, hereby remise, release and quitclaim unto Charles Nelson IV, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

And now, I, the said Charles Nelson IV, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Kenneth S. Wolf and wife, Vickie Lynn Wolf, as tenants by the entirety, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 19th day of March, 2024.

Kenneth S. Wolf

Charles Nelson IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth S. Wolf, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of March, 2024.

My Commission Expires: _____ Notary Public

DONALD G. PESLIS II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Nelson IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of March, 2024.

My Commission Expires: _____ Notary Public

DONALD G. PESLIS II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unjt No. 1065 together with the carport designated 1065-C,in River Plantation, Section 6, Phase One, a Condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section 6, Phase One, in Book 5200, page 359 and 360, and described in Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kenneth S. Wolf by deed from John T. Minogue and wife, Josephine A. Minogue, of record in Book 785, page 560, Register's Office for Davidson County, Tennessee.

This conveyance subject to:

1. Any liens or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in the By-Laws of record in Book 5794, page 539, said Register's Office.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also Subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section 6, of record in Book 5794, page 525, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 5794, page 539, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Book 5200, page 347, and Book 5200, page 359, said Register's Office for Davidson County, Tennessee.

4. Easement for T.V.A. transmission lines and towers as shown by instrument of record in Book 2274, page 547, R.O.D.C.

5. Rights of other in and to common elements.

This is improved property known as 1065 Gen. George Patton Drive, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 3/19/24.

3/28/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

