Karen Johnson
Batch # 1121001
04/09/2024 02:00:51 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240409-0025192

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:

Siegfried Richter
620 China Grove Alley
Antioch, TN 37013

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 164-03-0D-110.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Siegfried Richter, a married man

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Siegfried Richter, an unmarried Man and Esthelle Beck, an unmarried woman as Joint Tenants with Rights of Survivorship

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Putnam County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 110, phase 2 on the plan of Hamilton Church Manor Townhouses, a Townhouse planned unit development(Horizontal Property Regime with private elements), created under title 66 section 27-101, et seq as amended in Tennessee code annotated as established by covenants conditions and restrictions for Hamilton Church Manor Townhouses, a townhouse planned unit development (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 202110119-0008158 and ratification and adoption of covenants conditions and restrictions for Hamilton Church Manor Townhouses of record in instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886 and further amended in Instrument No. 20220627-0073357, register's office in Davidson county, Tennessee including without limitation the bylaws appended thereto as exhibit D-2 reference is hereby made to the plan of Hamilton Church Manor Townhouses phase 2 shown on Exhibit B-2 to the Second Amendment to the Declarations of record in Instrument No 20220627-0073357 Register's office of Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Siegfried Richter by Deed from Century Communities of Tennessee, LLC dated February 27th, 2023 and filed for record in Instrument No. 20230301-0014674 Register's office of Davidson County, Tennessee.

Witnessed our hand and date this 1 day of April 2024

Siegfried Richter
Siegfried Richter

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Siegfried Richter with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 1 day of April, 2024.

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 6.23.25

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 1 day of April, 2024.

My commission expires: 6.23.25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD