File: NST-24-1034

Karen Johnson Davidson County
Batch# 1121010 DEEDQC
04/09/2024 02:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240409-0025202

This Instrument Prepared By
And Return To:
Northshore Title and Escrow, LLC
104 Tremont Street
Chattanooga, TN 37405

Address of New Owner:	Send Tax Bills To:	Map Parcel Number:
Hunter J. Holland and Laurie Holland 216 Greenleaf Street Red Bank, TN 37415	SAME	105054S00200CO

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of **TEN DOLLARS ($10.00) and other good and valuable consideration**, in hand paid to the undersigned
Hunter J. Holland (herein referred to as "Grantor," whether one or more), whose mailing address is
216 Greenleaf Street, Red Bank, TN 37415
by **Hunter Holland and Laurie Holland, as Tenants with the Right of Survivorship, for and during the period of their natural lives, with the remainder over upon the death of either of them unto the survivor, (herein referred to as "Grantee," whether one or more), whose mailing address is**
216 Greenleaf Street, Red Bank, TN 37415
the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim and convey his/her/their heirs, successors, and assigns, all right, title, and interest to a certain tract or parcel of land located in **Davidson County, Tennessee**, with an address of **1708 10th Avenue South, Nashville, TN 37203**, and more particularly described as:

Land in Davidson County, Tennessee, being Unit B, together with the common area, as established by the Declaration for Homes at 1707 Hillside Avenue of record as Instrument No. 20220614-0067745 and being shown on the Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hunter J. Holland by Quitclaim Deed from Matil Richard and Walter Richard, husband and wife of record in Instrument No. 20230103-0000263 Register's Office for Davidson County, Tennessee, dated December 28, 2022 and recorded on January 03, 2023.

SUBJECT TO:
ALL MATTER SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 57, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE PREMISES HEREIN INSURED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO THE 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 DECLARATION, ESTABLISHING A HORIZONTAL PROPERTY REGIME OF HOMES AT 1707

202404090025202

HILLSIDE AVENUE OF RECORD IN INSTRUMENT NUMBER 20220614-0067745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
DECLARATION OF RESTRICTIONS AND COVENANTS FOR SCMS FOR REGULATED RESIDENTIAL INFILL OF RECORD IN INSTRUMENT NUMBER 20230915-0072547, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS.
ANY SETBACK LINES, DRAINAGE, AND/OR UTILITY EASEMENTS, CONDITIONS, AND LIMITATIONS DEPICTED AND/OR NOTED ON OR ATTACHED TO THE RECORDED PLAT.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 9 day of April, 2024.

Hunter J. Holland

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 9th day of April, 2024, before me personally appeared Hunter J. Holland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2024.

Notary Signature
My commission expires: 11.5.2025

JENNIFER S CARSON
TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

STATE OF TENNESSEE
COUNTY OF HAMILTON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2024.

Notary Signature
My Commission Expires: 11.5.2025

JENNIFER S CARSON
TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Tennessee Certification of Electronic Document

I, Raina Camp, 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 **April 9, 2024** (date of document).

Affiant Signature

April 9, 2024
Date

State of TN

County of Hamilton

Sworn to and subscribed before me this **9** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.2025

NOTARY'S SEAL

JENNIFER S CARSON
TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON COUNTY