QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1126680 DEEDQC
04/24/2024 01:23:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240424-0029592

Reserved for Register of Deeds

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 _____, **Affiant**
Subscribed and sworn before me this the
24 **Day of** April, 2024.
Brandi Wells, **Deputy Register**

S THE _____ DAY

My Commission Expires: _____

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Mr. & Mrs. Connor J. McNames 320 Lake Chateau Drive Hermitage, Tennessee 37076	Mr. & Mrs. Connor J. McNames 320 Lake Chateau Drive Hermitage, Tennessee 37076	097-08-0-A-130.00 CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, STEVEN CURTIS GAINES, a married man, and MONTANA LOVE MCNAMES, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto CONNOR JAMES MCNAMES and MONTANA LOVE MCNAMES, husband and wife, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. X-4, on the plan of Lake Chateau Condominiums, as established by Master Deed of record in Book 6639, Page 468; as amended in Book 6691, Page 308; Book 6691, Page 314; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; and Book 11012, Page 495, and as shown by plat of record in Book 6250, Pages 607, 608, 609, and 610, as amended in Book 7025, Page 380 and Book 7367, Page 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to STEVEN C. GAINES, a married man, and MONTANA L. GAINES, from DONNA ELLICE SUNDQUIST, unmarried, by Warranty Deed dated April 1, 2021 and recorded on April 6, 2021, with Instrument Number 20210406-0045144, appearing of record with

SCG PLG MLM

the Davidson County Register of Deeds Office, State of Tennessee. *The said STEVEN C. GAINES and STEVEN CURTIS GAINES being one in the same person. The said MONTANA L. GAINES and MONTANA LOVE MCNAMES being one in the same person; CONNOR JAMES MCNAMES and MONTANA LOVE MCNAMES were married on September 5th, 2021.*

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is an improved property known as 320 Lake Chateau, Hermitage, Tennessee, 37076.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose, make this conveyance to Grantees.

IN WITNESS WHEREOF, we set our hand on this the 24 day of APRIL, 2024.

Grantor – STEVEN CURTIS GAINES

Grantor – PENNY LOVE GAINES

Grantor – MONTANA LOVE MCNAMES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named STEVEN CURTIS GAINES, PENNY LOVE GAINES, and MONTANA LOVE MCNAMES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Hermitage (city), Tennessee (state), this the 24th day of April, 2024.

Notary Public

My Commission Expires: 05/09/2026

SYLAS NUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026
Affix Notary Seal