This Instrument Prepared By:
Rebecca T. Garland
831 Percy Warner Blvd.
Nashville, Tennessee 37205

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

Karen Johnson
Batch # 1129376
05/01/2024 08:14:44 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240501-0031570

QUITCLAIM DEED

New Owner
Hom Town, LLC
8207 Sawyer Brown RD D-8
Nashville, TN 37221

MORTAGEE

Send Tax Bills t
OWNER

Map and Parcel No.

142-01-OA-026.00-CO

FOR AND IN CONSIDERATION of TEN and 0/100 Dollars ($10.00) the receipt and sufficiency of which is hereby acknowledged, **Phyllis Turpen**, unmarried ("Grantor") by these presents does hereby quitclaim, convey and transfer to **Hom Town LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, all of her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee being Unit No. D-8 of Section 1, River Plantation, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing River Plantation of record in Book 4562, Page 474, and amended in Book 4661, Page 334, Book 4691, page 906, Book 6436, Page 389, and in Instrument N0. 200510200126564 and in Instrument No. 20140219-0014288, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof and all 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 thereof, as record in Plat Book 4460, Page 59, and to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Phyllis Turpen, by deed dated October 21, 2014 from Francille Bergquist, unmarried of record in Instrument No. 20141022-0097204, Register's Office for Davidson County, Tennessee, said Register's Office.

THIS IS IMPROVED PROPERTY with a mailing address of 8207 Sawyer Brown Road, Unit D-8, Nashville, Tennessee, 37221.

This conveyance is subject to (a) 2024 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; (c)restrictive covenants (d) easements, and (e) applicable government and zoning regulations.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, its successors and assigns, forever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantors hereby affixes their signatures on this the 25 day of 25 March, 2024.

Phyllis Turpen

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is $_____.

_____
Affiant

STATE OF Kentucky
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Phyllis Turpen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this 25 day of March 2024.

Ann W Dick
Notary Public

My commission expires: 5-16-24

ANN DICK
Notary Public, ID No. KYNP6863
State at Large, Kentucky
My Commission Expires on 5-16-24

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 17.00.

Affiant

Subscribed and sworn before me, this 29 day of April, 2024.

Notary

ALYSSA PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON