Karen Johnson
Batch # 1134281
05/13/2024 02:02:48 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240513-0035112

This Instrument Prepared By:
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to before me this 8th day of May 2024.

Notary Public

My Commission Expires 5-5-25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Gina M. Pregel **202 Berry Street** **Nashville, TN 37207**	**SAME**	**025080A12200CO**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Marcus Lamont Townsend, Jr.**, (the "Grantor"), who owns interest in a certain improved real property at **685 Exmoor Drive, Goodlettsville, Tennessee 37072**, in Davidson County, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) his interest in said property to **Gina M. Pregel** (the "Grantee"). Said property is further described as:

Land in Davidson County, Tennessee, being Lot No. 122 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Parkview Preserve Holding LP, a Delaware limited partnership, dated October 4, 2021, of record in Instrument No. 20211014-0138182, Register's Office for Davidson County, Tennessee.

a. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee.

c. All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704, amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for Parkview Preserve of record in Instrument No. 20200108-0002728, and supplemented by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Parkview Preserve (Annexing Phase 1B and

Phase 2 Property) of record in Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee.

e. Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

g. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

h. Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

i. Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

j. Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

k. Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

l. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

m. Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Damall, TN R.L.S. No. 1571, Job No. 17163.

n. The flow of any creeks, streams, or branches across subject property.

o. Subject to rights of others in and to common areas/elements.

p. Subject to lien for special assessment contained in DCCR's/Master Deed.

q. All other easements and restrictions of record.

Being the same property conveyed to Marcus Lamont Townsend by Special Warranty Deed from NVR Inc., a Virginia Corporation T/A Ryan Homes, on February 24, 2022, as of record in Instrument No. 20220228-0022097, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcus Lamont Townsend, Jr., by Affidavit of Heirship of

Affiant Ellen Hendricks dated May 8th, 2024 **Instrument No.** 20240513-0035108 **, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all restrictive covenants, recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements of right of ways for public utilities that are applicable to above-described property.

This is improved property known as 685 Exmoor Drive, Goodlettsville, Tennessee 37072.

The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the 8th day of May, 2024.

MARCUS LAMONT TOWNSEND, JR.

L. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named **MARCUS LAMONT TOWNSEND, JR.**, the grantor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of May, 2024.

L. Tucker Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-25