QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1138406 DEEDQC
05/22/2024 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240522-0038201

A E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Magnolia Title and Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carol Susan Lute	**NEW OWNER**	
(NAME) **810 Bellevue Road, #146**	(NAME) **810 Bellevue Road, #146**	142-06-0A-146.00-CO
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **PAULA T. SHEARON, UNMARRIED,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CAROL SUSAN LUTE, ALEX J. LUTE, AND KYLE L. LUTE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** ("GRANTEE") ITS REPRESENTATIVES, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 146, BUILDING 12 AND GARAGE 146G, OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED UNDER THE MASTER DEED ESTABLISHING, A HORIZONTAL PROPERTY REGIME, PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS OF RECORD IN BOOK 4834, PAGE 257; AS AMENDED IN BOOK 4984, PAGE 174; BOOK 5045, PAGE 800; BOOK 5086, PAGE 80; BOOK 5259, PAGE 5; BOOK 6237, PAGE 644; BOOK 6535, PAGE 724; BOOK 6874, PAGE 354; AND IN BOOK 7610, PAGE 973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID UNIT BEING DEPICTED ON THE PLAN OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS, OF RECORD IN BOOK 4675, PAGES 128-130, SAID REGISTER'S OFFICE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND REGULATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF PEPPERTREE CREEKSIDE MEADOWS CONDOMINIUMS PROVIDED IN SAID MASTER DEED, AS AMENDED TOGETHER WITH THE BY-LAWS APPENDED THERETO, AS AMENDED THE AFOREMENTIONED PLAN, AND THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION, DESCRIPTION AND PLACEMENT OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO PAULA T. SHEARON, UNMARRIED, BY WARRANTY DEED FROM PAULA JEAN BURTCH, UNMARRIED OF RECORD IN INSTRUMENT NO. 20140915-0084253 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 11, 2014, AND RECORDED ON SEPTEMBER 15, 2014.

BEING ALSO THE SAME PROPERTY CONVEYED TO CAROL SUSAN LUTE, ALEX J. LUTE, AND KYLE L. LUTE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM PAULA J. SHEARON, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20240426-0030307 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 23, 2024, AND RECORDED APRIL 26, 2024.
***THE SAID WARRANTY DEED INADVERTENTLY OMITTED THE REFERENCE TO AND CONVEYANCE OF THE GARAGE SPACE 146G TO THE GRANTEE HEREIN.**

BEING ALSO KNOWN AS 810 BELLEVUE ROAD, #146, NASHVILLE, TN 37221.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 22nd day of May, 2024.

Paula T. Shearon

Paula T. Shearon

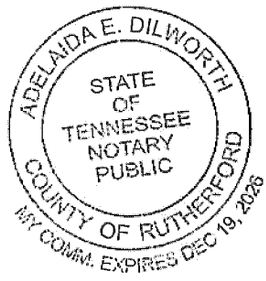
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paula T. Shearon, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Signature

My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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 **May 22, 2024**.

Date

Affiant Signature

May 22, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025