Karen Johnson
Batch # 1154452
07/08/2024 11:10:47 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240708-0050845

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 333-0930

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amy S. McLemore & Frank A. Peay **4487 Post Place, Unit 137** **Nashville, TN 37205**	**SAME**	**103 15 0B 137.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

Amy S. McLemore,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Amy S. McLemore and husband, Frank A. Peay,

HEREINAFTER called the GRANTEES, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee described as follows to wit:

Unit No. 137 in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy S. McLemore, unmarried, by warranty deed from Burt F. Taylor and Lucy Jane Taylor as of record in Instrument No. 20020212-0018614, Register's Office for Davidson County.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easement now or hereafter established over, thorough or upon the land embracing the regime and building thereof and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium of record in Book 5340, Page 70, the execution of which was corrected by an instrument of record I Book 5342, page 683, both in the Register's Office of Davidson County, Tennessee; and is subject to the By-laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of rector in Book 5340, page 121, said Register's Office, including among other conditions and requirements assessments liens, use and occupancy restrictions and other undertakings all set out and provided in said Master Deed and exhibits append thereto reference to which is here made any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Note: Amy S. McLemore, Grantor, and Amy S. McLemore, Grantee, are one and the same person.

This is improved property known as **4487 Post Place, Unit 137, Nashville, TN 37205.**

WITNESS MY HAND this the 27th day of June, 2024.

Amy S. McLemore

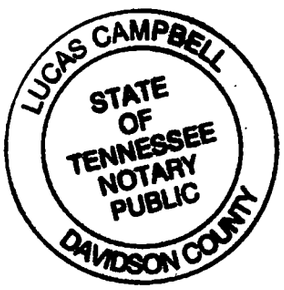
Amy S. McLemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Amy S. McLemore,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 27th day of June, 2024.

NOTARY PUBLIC
My Commission Expires:



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 27th day of June, 2024.

NOTARY PUBLIC
My Commission Expires:

