Prepared By:
Sylvia Chunn

New owner:
After Recording Return To:
David and Sylvia Chunn
6424 Riverplace Dr.
Nashville, Tennessee 37221

Karen Johnson
Batch # 1160019
07/22/2024 08:38:51 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240722-0054473

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 19, 2024 THE GRANTOR(S),

David C. Chunn ("Grantor"), a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

David C. Chunn ('Grantee") and Sylvia D. Chunn, a married couple, residing at 6424 Riverplace Dr, Nashville, Davidson County, Tennessee 37221

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot 6, Riverwalk, Phase lA, Section l and Phase 1B, Section 1 as shown on plat of record in instrument No. 20011026-0117231, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David C. Chunn, by Warranty Deed from Kimberly A. Kelly and Troy P. Kelly, wife and husband, recorded on the 20th day of June, 2016 in Instrument No. 20160620-0062338 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the rnatters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions. covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting frorn supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603: et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 1A, SECTION 1 & PHASE 1B, SECTION l, as recorded in Instrument No. 20011026-0117231, Boundary Plat recorded at Instrument No. 20011024-0115969.

Covenants, Conditions, and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502.

Charter of Homeowners Association recorded at Instrument No. 20020425-0051371.

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.

Easement to Tennessee Electric Power Company recorded in Book 751, Page 375 and Book 787, Page 7.

Easement and rights granted to Nashville, Chattanooga, and St. Louis Railway recorded in Book 513, Page396.

Easement and Right of Way taken by Tennessee Valley Authority recorded in Book 4205, Page 194 and Book 4226, Page 715.

Easement and Right of Way granted to Tennessee Valley Authority recorded in Book 4257, Page 647.

Easement for Public Utilities to Harpeth Valley Utilities District recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

Stormwater Detention Agreement recorded at Instrument No. 20010919-0101279.

Landscape Agreement recorded at Instrument No. 20010919-0101280.

This is improved property located at 6424 RIVERPLACE DR Nashville TN 37221-6546

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

TCA 67-4-409(a)(3) states No such tax shall be levied on the transfer of any real estate where such:

Is creation or dissolution of a tenancy by the entirety:
By the conveyance from one (1) spouse to the other;

By the conveyance from one (1) spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse; or

By the conveyance from one (1) spouse or both spouses to a trustee and immediate reconveyance by the trustee in the same instrument as tenants in common, tenants in common with right of survivorship, joint tenants or joint tenants with right of survivorship;

Tax Parcel Number: 126 16 0A 006.00

Mail Tax Statements To:
PennyMac Loan Services
P.O. Box 514387
Los Angeles, California 90051-4387

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7/19/24

David C. Chunn
6424 Riverplace Dr.
Nashville, Tennessee, 37221

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 19 day of July, 2024, before me personally appeared David C. Chunn, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Notary Public

Notary
Title (and Rank)

My commission expires 05/05/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

David CA Chunn
Affiant
Affiant's Name: David CA Chunn