Karen Johnson
Batch # 1161234
07/24/2024 10:30:00 AM
Fees: $28.00 Taxes: $92.50

Davidson County
DEEDQC
5 pgs

20240724-0055834

THIS INSTRUMENT PREPARED BY:
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

OWNER:	**SEND TAX BILLS TO:**
Lara Creson **318 Thunder Place** **Hermitage, TN 37076** **Map/Parcel 064 12 0 A 318 00CO**	**SAME**

QUITCLAIM DEED

FOR CONSIDERATION of the sum $25,000.00, cash in hand paid, as part of the parties' divorce settlement and for other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth A. Creson** ("Grantor"), hereby quitclaims all interest he has to **Lara Creson** ("Grantee"), in a track or parcel of land in Davidson County, Tennessee more particularly described on Exhibit "A" attached hereto.

Improved property is known as 318 Thunder Place, Hermitage, TN 37076

Witness MY HAND 11th day of June, 2024

BY: Ken Creson

Kenneth A. Creason

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Kenneth A. Creson** with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the GRANTOR.

WITNESS MY HAND this the 17th day of June, 2024.

Georgina K. Hughes
NOTARY PUBLIC

My Commission Expires:

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 12-01-2025

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $25,000.00.

Lara Creson

Subscribed and sworn before me, this 18 day of July, 2024.

NOTARY PUBLIC

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 318, as shown on the plan of Fox Run, Second Revision-Part of Sec. 2 and First Revision - Part of Sec. 1, a Horizontal Property Regime, as shown on plat appearing of record in Book 6250, page 118, as established by the Master Deed of record in Book 5535, page 713, as corrected by Corrected Master Deed and By-Laws in Book 5895,page 516, Book 5936, page 301, and amendments of Master Deed of record in Book 6370, page 817, and Book 8510, page 95 and amendments to By-Laws of record in Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, Book 8510, page 100, Instrument No. 201206200053936, and Instrument No. 201810090100048, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lara Creson and Ken A. Creson, wife and husband, by Warranty Deed dated April 30, 2019, from Gary D. Hyde, and wife, Jeanne M. Hyde, of record in the Register's Office of Davidson County, Tennessee, Instrument No. 20190502-0041236.

Being the same property conveyed to Gayle J. Squires, unmarried, by deed dated April 29, 2005 from Bessie J. Williams, unmarried of record in Instrument No. 20050504-0050226, Register's Office for Davidson County, Tennessee. Gayle J. Squires being one and the same as Gayle A. Squires and Gayle Ann Squires died on November 24, 2015, intestate leaving Sarah Elizabeth Squires as her sole heir at law. See Affidavit of Heirship filed of record in Instrument No. 20161117-0121423, Register's Office for Davidson County, Tennessee. The Estate of Gayle A Squires was filed for Administration in Docket No. 16P-1872. Probate Court for Davidson County, Tennessee. Pursuant to an Order filed of record in Instrument No. 20170516-0048549, Register's Office for Davidson County, Tennessee, the Estate of Gayle A. Squires was declared insolvent and ordered the property be brought into the Estate and sold by Peggy D. Mathes, Administrator. By Special Warranty Deed dated May 15, 2017 of record in Instrument No. 20170516-0048550, Register's Office for Davidson County, Tennessee, Peggy D. Mathes, Administrator of the Estate of Gayle J. Squires a/k/a Gayle A. Squires conveyed subject property to Gary D. Hyde and wife, Jeanne M. Hyde.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 064 12 0 A 318 00CO.

2. By-Laws of Fox Run, of record in Book 4956, page 590, as amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5895, page 518 (as Schedule A to Master Deed in Book 5895, page 516), Book 5896, page 1, Book 8510, page 100, Instrument No. 20120620-0053936, and Instrument No. 20181009-0100048, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fox Run, of record in Book 5535, page 713, as corrected in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817, Book 8510, page 95, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

4. All matters appearing on the Plan of record as Plat Book 6250, page 118, Register's Office for Davidson County, Tennessee.

5. Permanent Easement and Temporary Construction Easement of record in Book 9161, page 940, Register's Office for Davidson County, Tennessee,