QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Micah Renfrow

Affiant *(Cannot be Grantor)*

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2024.

Notary Public

My Commission Expires:
10/04/2027

MICAH RENFROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Affix Notary Seal

Karen Johnson
Batch # 1164399
07/30/2024 03:57:05 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240730-0057774

Reserved for Register of Deeds

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel Information:**
Scott and Amy Walvoord 3112 Demetros Place Nashville, TN 37217	Scott and Amy Walvoord 3112 Demetros Place Nashville, TN 37217	136-5-0-A Parcel 80

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, SCOTT ANTHONY WALVOORD, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto SCOTT ANTHONY WALVOORD and AMY CATHERINE WALVOORD, Husband and Wife, hereinafter called the Grantees, their successors, heirs, and assigns, all of his entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 37 on the plan of Bayview Estates, Phase Six, a Planned Unit Development of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to SCOTT A. WALVOORD, from NVR, INC., A VIRGINIA CORPORATION, SUCCESSOR BY MERGER TO FOX RIDGE HOMES, INC., by Warranty

SAW

Deed dated May 10th, 2002, and recorded on May 17th, 2002, Instrument Number 20020517-0060918, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee. *The said SCOTT A. WALVOORD and SCOTT ANTHONY WALVOORD being one in the same person.*

This conveyance is made subject to:

All matters of record in Instrument No. 20020102-0000486, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126; Book 11271, Page 163; and Instrument No. 20020104-00001403, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10323, Page 86, Register's Office for Davidson County, Tennessee.

Landscape Agreement as set out in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3708, Page 237; Book 7830, Page 233; Book 10085, Page 576; and in Book 10339, Page 233, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11762, Page 271, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Common Areas in Instrument No. 200007100068261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning and planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 3112 Demetros Place, Nashville, Tennessee 37217.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

SAW

IN WITNESS WHEREOF, I set my hand on this the 30 day of July, 2024.

Grantor – SCOTT ANTHONY WALVOORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Micah Renfrow (*Printed Name*), Notary Public in and for said county and state, the within named SCOTT ANTHONY WALVOORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Nashville (*city*), Tennessee (*state*) this the 30 day of July, 2024.

Notary Public – *Signature*

My Commission Expires: 10/04/2027

MICAH RENFROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affix Notary Seal