Karen Johnson Davidson County
Batch # 1167040 DEEDQC
08/06/2024 01:58:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059952

Map-Parcel Numbers 155-16-0A-229.00-CO

QUITCLAIM DEED

FROM: DAVID GREEN

TO: CARRIE GREEN

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Carrie Green
821 Meadow Ridge Court
Nashville, TN 37221

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

CARRIE GREEN

Sworn to and subscribed before me this 6th day of August, 2024.

GISSEL FLORES-MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

gissel flores-morales
NOTARY PUBLIC

My Comm. Expires: 5/3/27

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 23D-1368, DAVID GREEN has bargained and sold and by

these presents does transfer and quitclaim to CARRIE GREEN, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Traceside, Section Eight of record in Plat Book 9700, Page 659, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Green and Carrie Green, husband and wife, by deed from Stanley A. Starc and Joan E. Starc, husband and wife, of record at Instrument No. 20190731-0075135 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504; Book 9435, Page 493 And Book 9677, Page 675, Register's Office for Davidson County, Tennessee.
- By-Laws of Traceside Homeowners Association, Inc. of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of Traceside Homeowner's Association of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area to Traceside Homeowner's Association of record in Instrument Number 20000329-0031449, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5607, Page 882, Book 9306, Page 279 and Book 9443, Page 960, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 11564, Page 887, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1306, Page 279 and Book 10053, Page 235, in the Register's Office for Davidson County, Tennessee.
- Deed to HOA of record in Instrument Number 20000329-0031456, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

This is improved property known as 821 Meadow Ridge Court, Nashville, Tennessee 37221.

WITNESS my hand this 19 day of July, 2024.

DAVID GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named DAVID GREEN, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 19 day of July, 2024.

NOTARY PUBLIC

My Comm. Expires: 6-28-25

KATIE PITTS
STATE OF TENNESSEE
NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.