Karen Johnson Davidson County
Batch# 1195096 DEEDQC
10/17/2024 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241017-0080721

THIS INSTRUMENT WAS PREPARED BY:

STEVEN G. WATERS, PLLC
100 BLUEGRASS COMMONS BLVD, SUITE 110
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF OCTOBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Tanner R. Unger	Same as new owner	131012B00700CO
(NAME)	(NAME)	
514 Hobbs Creek Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tanner R. Unger, formerly Tanner R. Johnson and Caroline C. W. Unger, formerly Caroline C. Waters, a married couple, hereinafter called "GRANTOR", by these presents, do hereby quitclaim and convey unto Tanner R. Unger and Caroline C. W. Unger, husband and wife, hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 7, on the plan of HOBBS CREEK, a Horizontal Property Regime with Private Elements, filed as an Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180926-0095386, amended in Instrument No. 20190107-0001757, as affected by Scrivener's Affidavit of record in Instrument No. 20190110-0002710, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Tanner R. Johnson, an unmarried man, and Caroline C. Waters, an unmarried woman, as tenancy in common, by deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20220303-0024249, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 514 Hobbs Creek Drive, Nashville, Tennessee 37215.

WITNESS my/our hands this 13th day of October, 2024.

Tanner R. Unger

Caroline C. W. Unger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanner R. Unger and Caroline C. W. Unger, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2024.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on 10/3/24.

AFFIANT

DATE: 10/17/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 17th day of October, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

