Karen Johnson Davidson County
Batch# 1283782 DEEDQC
06/10/2025 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250610-0045519

THIS DOCUMENT PREPARED BY: **ALICE M. BOHANNON, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Roy E Hutton **Roy E. Hutton, Affiant** Subscribed and sworn to before me, this 6th day of June, 2025. Alice M Bohannon **Notary Public** My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Rebecca Pearce 3013 Woodlawn Drive Nashville, TN 37215	931 Harpeth Trace Drive Nashville, TN 37221	117-02-0D-002.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Roy E. Hutton** (the "Grantor"), hereby remises,

releases and quitclaims to **Rebecca Pearce**, hereinafter called the Grantee, and to the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description were not prepared for this transaction. The legal description is the same as the previous instruments of record.

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

WITNESS our hands this 6th day of June, 2025.

Roy E Hutton

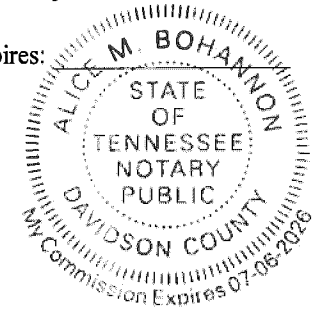
Roy E. Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy E. Hutton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of June, 2025.

My Commission Expires:



Alice M Bohannon

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, TN, described as Unit No. 2 of The Clairmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of The Clairmont Condominiums, recorded in Plat Book 6200, Page 551, said Register's Office, and described in a Master Deed recorded in Book 7096, Page 940 as amended in Book 7108, Page 98 and Book 8263, Page 703, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Clairmont Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7096, Page 940 as amended in Book 7108, · Page 98 and Book 8263, Page 703, and By-laws appended thereto in Book 7096, at Page 948 as amended in Book 7117, Page 70, Book 7637, Page 319 and Instrument No. 20081210-0119056, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Roy E. Hutton by deed from Scott Hendricks and Muna J. Hendricks, Husband and Wife, of record in Instrument No. 20150803-0076119 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters 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 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from 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 THE CLAIRMONT CONDOMINIUMS, as recorded in Plat Book 6200, Page(s) 551.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Clairmont Homeowners Association, Inc. recorded in Book 6988, Page 536, Book 7137, Page 826, Book 7960, Page 128 and Book 91.68, Page 430. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLAIRMONT CONDOMINIUMS of record in Book 7096, Page 940 , as amended by instrument(s) of record in Book 7108, Page 98, Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, Book &263, Page 703, Instrument Nos. 20081210-0119056

and 20140314-0021310; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the 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 law on June 6, 2025.

06/10/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of June, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

