Prepared By:
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Karen Johnson Davidson County
Batch # 1303175 DEEDQC
07/29/2025 09 19.25 AM 3 pgs
Fees $17 00 Taxes $0 00
20250729-0059669

Owner/Tax Responsibility:
Gerald L Waters and
Deborah C. Waters, as co-Trustees
917 Fancher Lane
Joelton, TN 37080

Map & Parcel No: 174-019.01

QUIT CLAIM DEED

State of Tennessee
Davidson County

THIS INDENTURE, made this 19 day of June, 2025, between **DEBORAH COLE WATERS** and husband, **GERALD LYNN WATERS**, as the parties of the first part, hereinafter called the Grantors,

AND

GERALD L. WATERS AND DEBORAH C. WATERS, AS CO-TRUSTEES OF THE JOINT REVOCABLE TRUST OF GERALD L. WATERS AND DEBORAH C. WATERS DATED June 19, **2025**, WITH FULL POWER TO SELL, CONVEY, ENCUMBER OR MORTGAGE WITHOUT JOINDER OF BENEFICIARY AND WITHOUT PURCHASER LOOKING TO THE APPLICATION OF THE PROCEEDS, AS THE PARTIES OF THE SECOND PART, HEREINAFTER CALLED THE GRANTEES,

The words "Grantor" and "Grantee" are to include their respective heirs, successors and assigns where the context requires or permits

WITNESSETH: That Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, not recited herein, to them in hand paid by the said parties of the second part, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell and convey unto the said parties of the second part, all of their interest whatsoever, in and to the following described premises, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being Lot No. 38 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Cole Waters and Gerald Lynn Waters, wife and husband by Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated February 2, 2021, of record in Instrument No. 20210204-0016101 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
a. All matters appearing on the plan of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee.

b. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030820-0121082,

Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

c. Declaration of Covenants, Conditions and Restrictions for Falls and Charter, of record in Instrument No. 20200304-0024384, Register's Office for Davidson County, Tennessee.

d. Stormwater Detention Agreement of record in Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee.

e. Sanitary Sewers and/or Storm Drainage Easements to Metropolitan Government of Nashville of record in Book 7697, page 929; Book 7697, page 952; and Book 7868, page 953, Register's Office for Davidson County, Tennessee.

f. Easements of record in Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.

g. Easement for Public Utilities, Ingress and Egress and Dedication of record in Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee

h. All matters appearing on the survey by Robert Seigenthaler, dated 12/12/2000, as revised 1/29/2004, including but not limited to, a 50-foot-wide access road (ingress/egress) extending across property from easterly line to westerly line and telephone line easement running north and south adjacent to easterly boundary line.

i. All matters appearing on the survey prepared by James Terry and Associates, LS #2287, dated April 24, 2018, Job No. 2017-567.

j. Application for Greenbelt Assessment of record in Instrument No. 20180222-0016870, Register's Office for Davidson County, Tennessee.

k. Title to any portion of the subject property embraced within the bounds or Rights of Way of Whites Creek Pike and 1-24 Interstate Highway.

l. Natural flow of creeks and branches.

m. Subject to rights of others in and to common areas/elements.

n. Subject to lien for special assessments contained in the DCCR's/Master Deed.

o. All other easements and restrictions of record.

This is improved (X) or unimproved ( ) property, known as:

917 Fancher Lane, Joelton, TN 37080

Parcel ID #: 174-019.01

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal this day and year first above written

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED A TITLE EXAMINATION OF THE WITHIN DESCRIBED PROPERTY AND MAKES NO REPRESENTATION TO THE STATUS THEREOF.

Signed, sealed and delivered in the presence of.

Deborah Cole Waters
DEBORAH COLE WATERS
Grantor

Gerald Lynn Waters
GERALD LYNN WATERS
Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, DEBORAH COLE WATERS and husband, GERALD LYNN WATERS, Grantors and the within named bargainors with whom I am personally acquainted or who prove to be upon the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and seal this the 19 day of June, 2025

TERRELL BROADY JR
Seal STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

(Signature of Notary Public)

Terrell Broady Jr
(Name of notary, typed, stamped or printed)
Notary Public, State of Tennessee
My Comm Expires 3-9-2027

We, hereby swear or affirm that to the best of affiants' knowledge, information, and belief, the actual consideration for this transfer is $1.00

Deborah Cole Waters
DEBORAH COLE WATERS
Affiant

Gerald Lynn Waters
GERALD LYNN WATERS
Affiant

Subscribed and sworn to before me on this 19 day of June, 2025.

TERRELL BROADY JR
Seal STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

(Signature of Notary Public)

My Comm. Expires 3-9-2027