Karen Johnson Davidson County
Batch# 1470302 DEEDQC
09/08/2026 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260908-0083259

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To
Owner/Responsible Taxpayer

Name: Gary and Leslie Nier
Address: 418 Penfold Aly
Nolensville
State: TN Zip Code: 37135

Map Parcel ID #: 188-10-2A-003.00-CO

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Gary Ronald Nier and Leslie Elaine Nier, a married couple (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Holly Elaine Benton, Trustee of the Gary and Leslie Nier Irrevocable Trust, dated August 17, 2026 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Unit No. 473B on the Plan of Phase 5A Carothers Crossing, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20241125-0092078, 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 a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20230621-0046948 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 21, 2023.

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all matters shown on the Plan of record as Instrument Number 20241017-0080405, Register's Office of Davidson County, Tennessee.

3. Assignment and Assumption of Declarant Rights, of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.

4. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office of Davidson County, Tennessee.

   See also Assignment of record in Instrument No. 20140827-0078032, in said Register's Office.

5. Declaration of Easement of record in Instrument No. 20140507-0038903, Register's Office of Davidson County, Tennessee.

6. Right of Way Easement(s) of record in the following recorded in the Register's Office for Davidson County, Tennessee:
   Book 4588, page 484, Book 4588, page 476, Book 3671, page 353, Book 3611, Page 195, Book 3611, Page 193, Book 3578, Page 491

7. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Carothers Crossing of record in Instrument Number 20070627-0076581, as amended by 20070821-0099818, Instrument Number 20080515-0049893, Instrument Number 20171220-0129697, Instrument Number 20171002-0100689, Instrument Number 20181025-0008094 , Register's Office for Davidson County, Tennessee.

8. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Carothers Crossing of record in Instrument Number 20070627-0076582, as amended by Instrument Number 20070821-0099817, Instrument Number 20070821-0099818, Instrument Number 20080515-0049892, Instrument Number 20171002-0100688, Instrument Number 20171002-0100689, Instrument Number 20171220-0129697, Instrument Number 20190321-0025836, Instrument Number 20200803-0085638, Instrument Number 20210625-0086747, Instrument Number 20230320-0019922, and Instrument Number 20241125-0092077, Register's Office for Davidson County, Tennessee.

9. The premises herein insured is a townhome planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions, establishing a Horizontal Property Regime of Carothers Crossing Townhomes of record in Instrument Number 20241125-0092078, as amended by Instrument Number 20250403-0025515, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, Register's Office of Davidson County, Tennessee.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 202302020007800, Register's Office of Davidson County, Tennessee.

12. Right of Way Deed(s) of record in Book 2748, Page 587, Book 2748, Page 575 and Book 2748, Page 573, Register's Office of Davidson County, Tennessee.

13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 418 Penfold Alley, Nolensville, TN 37135.

Being same property conveyed in Instrument 20250509-0036387

The legal description contained herein was taken from the prior deed of record referenced above, and no new survey was performed in connection with this conveyance. Grantor makes no warranty, express or implied, as to the title, condition, or any matter whatsoever concerning the property conveyed, and Grantee accepts this conveyance subject to all defects, encumbrances, and matters of record, if any.

Grantor's Signature- Gary Ronald Nier

Grantor's Signature- Leslie Elaine Nier

STATE OF Tennessee

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Ronald Nier & Leslie Elaine Nier whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of August, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Affiant

STATE OF Tennessee

COUNTY OF Davidson)

Subscribed and sworn to before me this 17th day of August, 2026

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 8/17/26 (date of document).

Affiant Signature

8/26/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

