e
File No. 261100133

QUITCLAIM DEED

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$159,000.00~~ 0 -

Valerie A. Leonor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 20(

(AFFIX SEA

Davidson County DEEDQC
Recvd: 12/07/06 10:29 1 pgs
Fees:12.00 Taxes:0.00

20061207-0151354

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie A. Leonor	Owner	109-05-0D-064.00
(NAME)	(NAME)	
1604 Lincoya Bay Drive	1604 Lincoya Bay Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Peter Joseph Salcedo,** HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED UNTO **Valerie A. Salcedo, now known as Valerie A. Leonor**, HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 1604, in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and Bylaws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Valerie Salcedo, married, by Warranty Deed dated December 22, 2005, of record in Instrument No. 20051230-0156975, Register's Office for Davidson County, Tennessee. The said Valerie Salcedo, now known as Valerie A. Leonor.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions and Bylaws of record in Book 200406280076712, Book 200410280129585, and Book 200509230114373; Charter of the Homeowners Association of record in Book 200603140028980; Easement Agreement in Book 7498, page 726; Water main easement of record in Book 4861, page 511; Sewer easement set out in Book 5406, page 470; Ingress/Egress and Utility easement in Book 6185, page 216, Instrument 200212040149457, Book 7498, page 726, and Instrument 20000331032369; Sanitary sewer and/or storm drainage in Book 7121, page 169; Regulatory Agreement and Restrictions in Book 6663, page 871; Sewer Easement in Book 5107, page 823; all matters shown on plat of record in Plat Book 200009180092189; all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☐
This is improved ☒ property, known as 1604 Lincoya Bay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 28th day of November, 2006.

Peter Joseph Salcedo

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peter Joseph Salcedo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of November 2006.

Notary Public
My Commission Expires

SHAILESH PATEL Notary Public DAVIDSON COUNTY TENNESSEE
My Commission Expires Nov. 24, 2007