Davidson County DEEDQC
Recvd: 12/23/08 10:18 1 pgs
Fees:12.00 Taxes:0.00

20081223-0122269

QUITCLAIM DEED

Return To:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

KNOWN ALL MEN BY THESE PRESENTS, that, **ROBERTO ROXAS, MARRIED,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **ROBERTO ROXAS,** [redacted], all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in Cane Ridge, Tennessee, described as follows:

BEING all of Lot No. Twenty-Nine (29) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING a portion of the same property conveyed to Roberto Roxas, Married, by deed from Ole South Properties, Inc., a Tennessee Corporation dated December 18, 2008, appearing of record in Instrument Number X, of the Register's Office of Davidson County, Tennessee.

X 20081223-0122267

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20070607-0068416, as amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, as amended in Instrument Number 20080722-0074876; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, page 908, and in Instrument Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896, and in Instrument Number 20070430-0050843; Ingress/Egress to Family Cemetery as set out of record in Instrument Number 20040702-0079201; One Hundred Fifty Foot (150') Tennessee Valley Authority Easement as set out of record in Instrument Number 20040702-0079201; One Hundred (100) Year Flood Plain running thru said Lot; and to any and all matters shown on said plat and survey of record in Instrument Number 20070329-0037618; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Rutherford County, Tennessee.

IN TESTIMONY WHEREOF he/she has (we) hereunto set his/her hand(s) and seal(s) this 18 day of December, 2008.

Roberto Roxas

Stephanie Kaye Roxas

STATE OF Tennessee COUNTY OF Davidson

On the 18 day of December **2008,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **ROBERTO ROXAS and STEPHANIE KAYE ROXAS**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 18 day of December, **2008**

My Commission Expires: 12.27.09

Notary Public

SALLIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 18 day of December, **2008.**

My Commission Expires: 12.27.09

Notary Public

SALLIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by: Tri Star Title & Escrow, LLC, 279 Robert Rose Dr, Ste B, Murfreesboro, TN 37129
Map and Parcel: 174-01-0A-068.00CO
Send Tax Bills To: Roberto Roxas, 1056 Shire Drive, Cane Ridge, TN 37013
New Owner: Roberto Roxas, 1056 Shire Drive, Cane Ridge, TN 37013