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Recording Department
3850 Royal avenue
Simi Valley, CA 93063
12-60847

Map & Parcel:
172-04-0A113.00

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

QUIT CLAIM DEED

[this deed is being executed to remove person from title]

New Owner/ Property Being Conveyed
JOHN ROINIOTIS
1497 Timber Ridge Circle
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 10th day of June, 2010, between GALADRIEL A. EDWARDS, unmarried, residing at 1497 Timber Ridge Circle, Nashville, TN 37211, hereinafter referred to as "Party of the First Part" and JOHN ROINIOTIS***, unmarried, residing at 1497 Timber Ridge Circle, Nashville, Tennessee 37211, hereinafter referred to as "Party of the Second Part."

****[for informational purposes only: Party of the Second Part, John Roiniotis, was incorrectly vested as John "Roiniotise" in prior vesting deed dated 09/29/2006 and recorded 10/05/2006 as instrument number 200610050123788, and has since been corrected hereinabove]*

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41, ON THE PLAN OF PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS), AS SHOWN ON PLAT OF RECORDED IN INSTRUMENT NO. 20010920-0101749, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO THE FOLLOWING:

1. **ALL MATTERS SHOWN ON PLAT RECORDED IN INSTRUMENT NO. 20010920-0101749.**
2. **EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 5236, PAGE 828; BOOK 5287, PAGE 991 AND BOOK 5866, PAGE 30.**
3. **COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE SET FORTH IN RESTRICTIONS RECORDED IN BOOK**

11356, PAGE 815, AS AMENDED IN BOOK 11629, PAGE 906; INSTRUMENT NOS. 20020722-0087704 AND 20021121-0144877 AND IN ANY ALLIED INSTRUMENTS REFERRED TO IN SAID RESTRICTIONS. BY LAWS SHOWN AS EXHIBIT B IN BOOK 11356, PAGE 815

4. **CHARTER OF HIGHLANDS OF BRENTWOOD HOMEOWNER'S ASSOCIATION OF RECORD IN BOOK 11595, PAGE 872.**

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JOHN ROINIOTISE AND GALADRIEL A. EDWARDS, BOTH UNMARRIED BY DEED FROM MATHEW G. SEROTSKY AND WIFE DOROTHY S. SEROTSKY DATED SEPTEMBER 29, 2006 AND RECORDED OCTOBER 5, 2006 IN INSTRUMENT NUMBER 200610050123788 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1497 Timber Ridge Circle, Nashville, Tennessee 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Galadriel A Edwards
GALADRIEL A. EDWARDS

STATE OF TENNESSEE } COUNTY OF Davidson **}**

On this 10th day of June, 2010, before me personally appeared GALADRIEL A. EDWARDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Jerry A Lambert
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

Affiant

Subscribed and sworn to before me
this 10th day of June, 2010.

Jerry A Lambert
NOTARY PUBLIC

JERRY A. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: **My Commission Expires March 18, 2014**

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the **Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) and/or Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of DAVIDSON } ss.

On this the 10th day of June, 2010, before me, Jerry A Lambert, the undersigned Notary Public, personally appeared John Roinlotis,

(Day) (Month) (Year) (Name of Notary Public) (Name(s) of Signer(s))

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

JERRY A. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires March 18, 2014

Jerry A Lambert
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint of Signer
Top of thumb here

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