THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 05/02/17 10:59 5 pgs
Fees:27.00 Taxes:0.00
20170502-0043027

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Erwin E. Amar
409 Ashby Place
Antioch, TN 37013

Property Tax ID#: 151 09 0A 223.00
File #: L-79860

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, ERWIN E. AMAR, a married man, as Grantor, hereby convey all rights, titles and interests that we may have in to ERWIN E. AMAR, a married man as his sole and separate property, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 151 09 0A 223.00
Property Address: 409 Ashby Place, Antioch, TN 37013

Prior Deed recorded 08/17/2016 in Instrument 20160817-0085939 Davidson County Court Clerk's Office.

Witness our hands this the 13 day of MARCH, 2017.

ERWIN E. AMAR

~~ODALIS M. ROLDAN-AMAR~~ CB

STATE OF TN }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ERWIN E. AMAR and ~~ODALIS M. ROLDAN-AMAR~~ CB, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 13th day of MARCH, 2017.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

ERWIN E. AMAR

~~ODALIS M. ROLDAN-AMAR~~ CB

Subscribed and sworn to before me this the 13th day of MARCH, 2017.

Notary
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

SITUATE IN THE CITY OF ANTIOCH, COUNTY OF DAVISON, STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 223 ON THE PLAN OF LONG HUNTER CHASE, PHASE 3, SECTION 1, FIRST REVISION, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20001103- 0109138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO ERWIN E. AMAR, A MARRIED MAN, FROM RUBKA TAMERAT, UNMARRED, BY DEED DATED AUGUST 15, 2016 AND RECORDED AUGUST 17, 2016, IN THE OFFICE OF THE ROD FOR DAVIDSON COUNTY AS INSTRUMENT #20160817-0085939.

SUBJECT TO THE PLAN OF RECORD IN PLAT BOOK 20001103-0109138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 9430, PAGE 251, AND AMENDED IN BOOK 9534, PAGE 938, BOOK 9534, PAGE 942,1NSTRUMENT NO. 20010514-0049630, INSTRUMENT NO. 20020930-0118656 AND INSTRUMENT NO. 20130226-0019266, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO SEWER EASEMENT OF RECORD IN INSTRUMENT NO. 20001030-0107415, INSTRUMENT NO. 20000906- 0088271 AND INSTRUMENT NO. 20000906-0088272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO PUD BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 595, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO DRAINAGE EASEMENT TO METRO OF RECORD IN BOOK 4717, PAGE 515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO QCD TO HOA OF RECORD IN BOOK 9432, PAGE 792, BOOK 9649, PAGE 764, INSTRUMENT NO. 20021003-0120427 AND INSTRUMENT NO. 20030820-0120927, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO TRANSMISSION LINE EASEMENT TO USA OF RECORD IN BOOK 2336, PAGE 532, BOOK 2338, PAGE 406, BOOK 4428, PAGE 568, BOOK 4446, PAGE 423 AND BOOK 4535, PAGE 351, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 9588, PAGE 930, BOOK 9988, PAGE 793, BOOK 10796, PAGE 628 AND BOOK 10796, PAGE 625, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENT FOR WATER MAINS OF RECORD IN BOOK 8197, PAGE 288 AND BOOK 8358, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO EASEMENT TO TENNESSEE TELEPHONE CO. OF RECORD IN BOOK 9661, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO DEED OF CONVEYANCE OF RECORD IN BOOK 9988, PAGE 793 (FOR SEWER) AND BOOK 9988, PAGE 821 (FOR WATER MAIN), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO CHARTER FOR HOA OF RECORD IN BOOK 9433, PAGE 953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO R/W TO CEMETERY OF RECORD IN BOOK 1101, PAGE 457 AND BOOK 1115, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO BY-LAWS OF RECORD IN BOOK 9430, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO KNOWN AS: 409 ASHBY PLACE, ANTIOCH, TENNESSEE 37013

PARCEL ID #151 09 0A 223.00

True Copy Certification

I, Nydia Semanick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nydia Semanick
Signature

State of Florida

County of Pinellas

Personally appeared before me, CRAIG Gurney a notary public for this county and state, Nydia Semanick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-24-18
Notary' Seal (if on paper)

CRAIG J. GURNEY
Notary Public - State of Florida
My Comm. Expires Aug 24, 2018
Commission # FF 153927
Bonded through National Notary Assn.