(4)

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO TN 37129

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 204066 DEEDQC
03/11/2019 09:25:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190311-0021770

KNOWN ALL MEN BY THESE PRESENTS, that, **CYNTHIA L. FERNANDO AND BENJAMIN W. UPCHURCH, WIFE AND HUSBAND,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **CYNTHIA L. FERNANDO, A MARRIED WOMAN,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON,** Tennessee, described as follows:

Being all of Lot No. 115, on the Final Plat of Hamilton Run Subdivision, Phase 1, a Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20180510-0044934, and Surveyor's Certificate of Correction of record in Instrument No. 20180516-0046576, 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 the same property conveyed to Cynthia L. Fernando and Benjamin W. Upchurch, Wife and Husband, by deed from, Ole South Properties, Inc., a Tennessee Corporation, dated February 28, 2019, appearing of record in Instrument No. 20190311-0021768, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants of record in Instrument Number 20190107-0001448; Easement for sanitary sewers and/or storm drainage, water main, pumps, and appurtenances contained in instrument of record in Instrument No. 20160802-0079381, Instrument No. 20180302-0020008, and in Instrument No. 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20160413- 0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and in Book 4441, page 754; Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, page 448; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record Instrument No. 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument No. 20180510-0044934, and Surveyor's Certificate of Correction of record in Instrument No. 20180516-0046576; all of said Register's Office.

IN TESTIMONY WHEREOF his/her has (we) hereunto set his/her hand(s) and seal(s) this 28th day of February, 2019.

CYNTHIA L. FERNANDO **BENJAMIN W. UPCHURCH**

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

On the 28th **day of February, 2019,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **CYNTHIA L. FERNANDO AND BENJAMIN W. UPCHURCH,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 28th day of February, 2019.

My Commission Expires: 11/20/2021 Amanda M Clark
Notary Public

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

The actual consideration for this transfer is –0-

Affiant

Sworn and subscribed to me this 28th day of February, 2019.

My Commission Expires: 11/20/2021

Notary Public

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

This information was provided solely by the parties
Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 15, Murfreesboro, TN 37129

Map/Parcel: 164-4-C/115CO

Name and Address of New Owner/Send Tax Bills To:
CYNTHIA L. FERNANDO
1361 MARITIME PORT, ANTIOCH, TN 37013