AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 528338818-54056427

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 240589 DEEDQC
06/07/2019 12:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190607-0054815

Tax ID No.: 181-02-0A-101.00-C

QUIT CLAIM DEED

THIS DEED made and entered into on this 30 day of MAY, 2019, by and between **Jesus V. Arriaga and Francisca G. Arriaga, husband and wife**, a mailing address of 845 N Glendora Aveue, Glendora, CA 91741, hereinafter referred to as Grantor(s) and **Jesus Villegas Arriaga and Francisca Gomez Arriaga, as trustees of The Jesus Villegas Arriaga and Francisca Gomez Arriaga Living Trust, dated** 5/30/19, a mailing address of 845 N Glendora Aveue, Glendora, CA 91741, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 8421 Callabee Way, Unit 3, Antioch, TN 37013

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to JESUS V. ARRIAGO AND FRANCISCA G. ARRIAGA FROM REGENT HOMES, LLC in a prior Deed recorded under Document No. 20070322-0034752, recorded on 03/22/2007 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 181-02-0A-101.00-C

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jesus V. Arriaga

Francisca G. Arriaga

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Jesus V. Arriaga and Francisca G. Arriaga, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 30 day of May, 2019.

Notary Public
My Commission expires: March 14, 2020

MELANIE LUPIAN
COMM. # 2146299
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES MARCH 14, 2020

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. F-3 AS SET FORTH IN THE MASTER DEED ESTABLISHING LENOX CREEKSIDE, PHASE I, A CONDOMINIUM FORM OF OWNERSHIP AND USE IN THE MANNER PROVIDED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED, TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS AMENDED, OF RECORD AS INSTRUMENT NO. 20060306-0025686 AND AS AMENDED BY INSTRUMENT NO. 20060606-0066938 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING SHOWN AS PART OF EXHIBITS E1, E2 AND E3 OF SAID MASTER DEED.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM LENOX CREEKSIDE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NO. 20060801-0093475 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE CONVEYANCE OF THE ABOVE-DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING:

1. TAXES FOR THE CURRENT AND SUBSEQUENT YEARS; AND

2. THE PREMISES HEREIN DESCRIBED IS A CONDOMINIUM APARTMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE
ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; AND IS SUBJECT TO THE BY-LAWS FOR THE ADMINISTRATION THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; AND ALSO INCLUDING, WITHOUT LIMITATION, ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF LENOX CREEKSIDE, PHASE I, CONDOMINIUMS OF RECORD AS INSTRUMENT 20060306-0025686 AS AMENDED BY INSTRUMENT NO. 20060606-0066938, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND

3. CHARTER OF LENOX CREEKSIDE CONDOMINIUM OWNERS ASSOCIATION, INC., OF RECORD AS INSTRUMENT NO. 20060227-0022558 IN SAID REGISTER'S OFFICE; ALSO SHOWN AS EXHIBIT "B" OF INSTRUMENT NO. 20060306-0025686 IN SAID REGISTER'S OFFICE, TOGETHER WITH THE BY-LAWS AS EXHIBIT "C"; AND

4. MATTERS SHOWN ON THE EXHIBIT PLAT OF LENOX CREEKSIDE, PHASE ONE, OF RECORD AS EXHIBITS EL, E2 AND E3 OF INSTRUMENT NO. 20060306-0025686 AS AMENDED BY INSTRUMENT NO. 20060606-0066938, IN SAID REGISTER'S OFFICE; AND

5. STORMWATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20060206-0014635 IN SAID REGISTER'S OFFICE; AND

6. AGREEMENTS FOR DEDICATION OF EASEMENTS FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 9487, PAGES 901 AND 914, IN SAID REGISTER'S OFFICE; AND

7. RIGHTS OF WAY AND EASEMENTS TO GULF INTERSTATE GAS COMPANY OF RECORD IN BOOK 2203, PAGE 579, AND BOOK 2244, PAGE II, IN SAID REGISTER'S OFFICE, IN CONNECTION WITH GENERAL WARRANTY DEED EXECUTED BY GULF INTERSTATE COMPANY TO THE COLUMBIA GAS SYSTEMS, INC., OF RECORD IN BOOK 2875, PAGE 299, IN SAID REGISTER'S OFFICE; AND

8. SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, SETBACK LINES, IF ANY, AND EASEMENTS AND RIGHTS OF WAY FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

APN: 181-02-0A-101.00-C

PROPERTY COMMONLY KNOWN AS: 8421 CALLABEE WAY, UNIT 3, ANTIOCH, TN 37013

VALUATION AFFIDAVIT

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

Affiant

STATE OF New York
COUNTY OF Erie

Sworn to before me this 7 day of June, 2019.

Notary Public
My Commission Expires: 6/6/21

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
My Commission Expires June 06, 2021

Name and address for person(s) responsible for taxes:

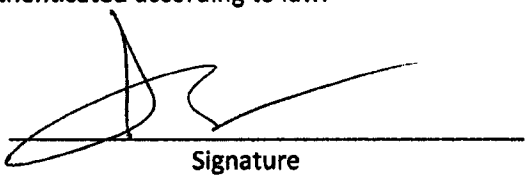
Jesus Villegas Arriaga and Francisca Gomez Arriaga
845 N Glendora Aveue
Glendora, CA 91741

Name and address of property owner:

Jesus Villegas Arriaga and Francisca Gomez Arriaga
845 N Glendora Aveue
Glendora, CA 91741

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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.



Signature

STATE OF NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021