Karen Johnson Davidson County
Batch# 316709 DEEDQC
11/18/2019 11:01:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191118-0118529

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
CANDICE TRACI TAYLOR ROSS 4316 SUMMERCREST BLVD. UNIT 701 ANTIOCH, TN 37013	**ROUNDPOINT MORTGAGE SERVICING CORP.** P.O. BOX 674150 DALLAS, TX 75627-4150	164050A00100CO

KNOW ALL MEN BY THESE PRESENTS:

That MARCUS IMMANUEL ROSS, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between, CANDICE TRACI TAYLOR ROSS, Plaintiff, and MARCUS IMMANUEL ROSS, Defendant, does hereby demise, release, and forever quitclaim unto the said, CANDICE TRACI TAYLOR ROSS, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 701 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description , along with all ownership interest and rights regarding all Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated March 18, 2019, of record in Instrument No. 20190319-0024790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candice Traci Taylor Ross and Marcus Immanuel Ross, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190716-0069276, recorded on July 16, 2019 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set on any applicable plat of record

This is improved property known as 4316 Summercrest Blvd., Unit 701, Antioch, TN 37013

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Candace Ross, Affiant
Subscribed and sworn before me this the
18 Day of NOV, 2019.
AHayes, Deputy Register

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The said CANDICE TRACI TAYLOR ROSS hereby agrees to pay and agrees to hold MARCUS IMMANUEL ROSS harmless from one original Deed of Trust in favor of NVR Inc., and now Roundpoint Mortgage Servicing Corporation, said note bearing an original unpaid principal balance of $216,005.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20190716-006277, recorded on July 16, 2019 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARCUS IMMANUEL ROSS, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

11/18/19
MARCUS IMMANUEL ROSS
Grantor

Sworn to and subscribed before me
this 18 day of November, 2019.

Presley M. Brown
NOTARY PUBLIC

PRESLEY M BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 1/3/2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CANDICE TRACI TAYLOR ROSS, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Candice Traci Taylor Ross 11.18.19
CANDICE TRACI TAYLOR ROSS
Affiant/Grantee

Sworn to and subscribed before me
this 18 day of November, 2019.

Presley M. Brown
NOTARY PUBLIC

My Commission expires: 1/3/2023

PRESLEY M BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This instrument prepared from information provided by the parties involved.