THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 370510 DEEDQC
03/10/2020 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200310-0026909

QUITCLAIM DEED	**State of Tennessee** **County of Davidson** THE ACTUAL CONSIDERATION FOR RECORDING TAX PURPOSES IS $ 0 Affiant Notary Public My Commission Expires 9/20/2020

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jim Hyde **1247 Summer Shade Dr.** **Antioch, TN 37013**	**New Owner**	**164120B02400CO**

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency all of which are hereby acknowledged, **Jim Hyde, unmarried, and Yukari Hyde, unmarried with right of survivorship** *(hereinafter called "Grantors")*, do hereby convey, transfer, remise, release, relinquish and quitclaim unto **Jim Hyde, unmarried** *(hereinafter called "Grantee")*, Grantee's heirs and assigns, all of Grantors' right, title and interest in and to the following described real estate described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Bright Pointe SP Subdivision, Phase 1B, of record in Instrument No. 20190523-0048895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jim Hyde, unmarried, and Yukari Hyde, unmarried with right of survivorship from NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed dated October 28, 2019, of record in Instrument No. 2019028-0110481

This conveyance is subject to:

- Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.
- All matters appearing on the Plan of record in Instrument No. 20190523-0048895 Register's Office for Davidson County, Tennessee
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180420-0037515 Register's Office for Davidson County, Tennessee.
- Charter of Bright Pointe Homeowner's Association, Inc., of record in Instrument No. 2080412-0034518 Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160520-0050859 Register's office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20180522-0049101 and Instrument No. 20180817-0081651 Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to common areas/elements.
- Subject to lien for special assessments contained in DCCR's/Master Deed.
- All other easements, appurtenances, and restrictions of record.

This is improved property otherwise known as **1247 SUMMER SHADE DRIVE, ANTIOCH, TN 37013**

IN WITNESS WHEREOF, the Grantors caused this instrument to be executed on this 10th day of March, 2020.

GRANTOR:

Yukari Hyde

Jim Hyde

State of Tennessee
County of Rutherford
Personally appeared before me, Jim Hyde and Yukari Hyde with whom I am personally acquainted, and who upon oath, acknowledge that he executed the foregoing instrument the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2020.

Notary's Signature
My commission Expires: 9/20/2020

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY