Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 6
MURFREESBORO, TN 37129

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Segundo Requejo Calderon and Vanessa Constantin Requejo, husband and wife,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Segundo Requejo Calderon, a married man,** all his/her right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson,** Tennessee, described as follows:

Being all of Unit No. 182, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, 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 Segundo Requejo Calderon and Vanessa Constantin Requejo, husband and wife, by Warranty Deed from, Ole South Properties, Inc., a Tennessee Corporation, dated April 24, 2020, of record in Instrument number 20200504-0046400, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20060816-0101099, amended in First Amendment of record in Instrument Number 20070717-0084884, amended and restated in Instrument Number 20070817-0098536, Instrument Number 20121109-0103798 and Supplementary Declarations of record in Instrument Number 20180226-0017976, Instrument Number 20180924-0094137 and Instrument Number 20190605-0053811; Restrictions of record in Instrument Number 20070817-0098536 and Instrument Number 20121109-0103796; Right of Way Easement of record in Book 3644, page 317 and Book 3670, page 396; Supplemental Right of Way Agreement of record in Book 4579, page 913; Easements of record as referenced in Installment Deed of record in Book 5799, page 662; Grant of Transmission Line Easement of record in Instrument Number 20020909-0109148; Stormwater Detention Agreement of record in Instrument Number 20060608-0068199; Charter of The Townhomes of Bradburn Village Homeowners Association, Inc., of record in Instrument Number 20060823-0103546; Agreement regarding Grant of Easement of record in Instrument Number 20070622-0074712; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20080502-0045461; Grant of Easement of record in Instrument Number 20170206-0012425; Tennessee Valley Authority Line and Pipeline Easement mentioned in Book 4728, page 63; Assignment of Developer's Rights Under Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village; Access Utility & Drainage Easement of record in Instrument Number 20171229-0132505; and to any and all matters shown on said plat and survey of record in Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF he/she has(we) hereunto set his/her hand(s) and seal(s) this 11 day of May, 2020.

Segundo Requejo Calderon

Vanessa Constantin Requejo

Karen Johnson Davidson County
Batch# 398179 DEEDQC
05/11/2020 10:59:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200511-0048566

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

On the 12 **day of May, 2020,** before me a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared **Segundo Requejo Calderon and Vanessa Constantin Requejo,** with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and official seal this 12 day of May, 2020.

My Commission Expires: 10/16/22

Samantha Kilgour
Notary Public

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration for this transfer is –0-

Lindsay W. Walker
Affiant

Sworn and subscribed to me this 12 day of May, **2020.**

My Commission Expires: 10/16/22

Samantha Kilgour
Notary Public

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by/Return To: Tri Star Title & Escrow, LLC, 1535 W Northfield Blvd, Ste 16, Murfreesboro, TN 37129
Map/Parcel: 164-6-B/182CO
New Owner/Send Tax Bills To: New Owner, 785 Bradburn Village Way, Antioch, TN 37013