Prepared By:
Freibert & Mattingly Title Group, LLC

Shawn R. Freibert
800 Lily Creek Road, Ste 102
Louisville, KY 40243

Karen Johnson Davidson County
Batch# 464756 DEEDQC
08/26/2020 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200826-0096870

Maximum principal indebtedness for Tennessee recording tax purposes is $ 10.00

File No.: 31928

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of 24 day of August, 2020, by and between Cote, LLC, a Tennessee limited liability company, party of the first part, and to Jose R. Ferreira and Silvia M. Liebmann, husband and wife , party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The property is improved with an address of: **4330 Summercrest Blvd, Unit 1008, Antioch, TN 37013**

This conveyance is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(3)(E).

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Jose R Ferreira
Cote, LLC, a Tennessee limited liability company Jose R. Ferreira

STATE OF **Tennessee**

COUNTY OF Williamson

Personally appeared before me, Mario Juarez (name of notary public), Cote, LLC, a Tennessee limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24 day of August, 2020.

MARIO JUAREZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: January 30, 2024

STATE OF **Tennessee**

COUNTY OF Williamson

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

Jose R Ferreira
Affiant

Subscribed and sworn to before me this the 24 day of August, 2020.

MARIO JUAREZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: January 30, 2024

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
164-10-0B-005.00

NAME AND ADDRESS OF A PROPERTY OWNER:
Jose R. Ferreira and Silvia M. Liebmann
4330 Summercrest Blvd, Unit 1108
Antioch, TN 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Jose R. Ferreira and Silvia M. Liebmann
1840 CHARITY DR
BRENTWOOD, TN 37027

File #: 31928

Exhibit "A"

Property Address: 4330 Summercrest Boulevard, Unit 1108, Antioch, TN 37013

County: Davidson

Tax Parcel #: 164-10-0B-005.00

Being all of Unit No. 1108 of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Element (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to NVR, Inc., a Virginia corporation, by Special Warranty Deed dated May 29, 2018, recorded on May 31, 2018 of record in Deed Instrument No. 20180531-0051800, in the Office of the Clerk of Davidson County, Tennessee.

Being the same property conveyed to Jose Ferreira and Silvia Liebmann, husband and wife, by Special Warranty Deed dated September 28, 2018, recorded on October 2, 2018 of record in Deed Instrument No. 20181002-0097612, in the Office of the Clerk of Davidson County, Tennessee.

THEREAFTER, being the same property conveyed to Cote LLC, a Tennessee limited liability company, by Quitclaim Deed dated June 5, 2020, recorded on June 15, 2020 of record in Deed Instrument No. 20200615-0061411, in the Office aforesaid.

TRUE COPY CERTIFICATION

I, DENNIS MATTINGLY, 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.

Dennis Mattingly

STATE OF KENTUCKY
COUNTY OF JEFFERSON/STATE AT LARGE
Personally, appeared before me, Sheila R. Denton, a notary public for this county and state, Dennis Mattingly who acknowledges that this certification of an electronic document is true and corrected and whose signature I have witnessed.

Sheila R. Denton

My Commission Expires 12/09/2022
Notary Seal

Sheila R. Denton
Notary Public, ID No. 612636
State at Large, Kentucky
My Commission Expires on Dec 9, 2022