Karen Johnson Davidson County
Batch# 641439 DEEDWARR
05/20/2021 03:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210520-0069012

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Aureata L. Majors, Trustee Aureata L. Majors Revocable Living Trust, dated May 20, 2021 4960 Indian Summer Drive Nashville, TN 37207	Security Atlantic Mortgage Co, Inc. 619 Amboy Ave., 2nd Floor Edison, NY 08837	Map: 32 Grp: 9-O-B Parcel: 28.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-409[a][3][F]).

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this May 20, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Aureata L. Majors, unmarried, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to Aureata L. Majors, Trustee of the Aureata L. Majors Revocable Living Trust, dated May 20, 2021.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

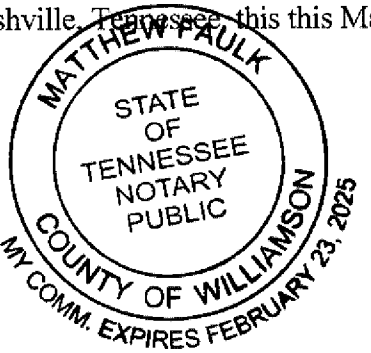
WITNESS MY HAND this this May 20, 2021.

By: _____
AUREATA L. MAJORS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aureata L. Majors, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this this May 20, 2021.



_____
Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No.43 on the Plan of Quail Ridge, Phase Two, Section Seven of record in Instrument #20061218-0155910, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aureata L. Majors, unmarried, by Special Warranty Deed of record from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes in Instrument No. 20080703-0068962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70, and Book 8163, Page 781, Book 10831, Page 201, Book 11688, Page 872 and Instrument #20050920-0113100, Registers Office for Davidson County, Tennessee. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law

Subject to all matters shown on the Plan of Quail Ridge, Section Seven of record in Instrument #20060627-0076568, and Instrument #20061218-0155910, Register's Office of Davidson County, Tennessee.

Subject to Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 11444, Page 161 and in Instrument #20040817-0099250, #20040817-0099251, and #20040817-0099252, Register's Office of Davidson County, Tennessee

Subject to Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, of record in Instrument #20030312-0033193 and #20040902-0106431, Register's Office of Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to all matters shown on the Plan of Quail Ridge Phase One, Section Seven of record in Instrument #20050825-0101520, Register's Office of Davidson County, Tennessee.

By-Laws of Quail Ridge Section 7 Property Owners Association, Inc. of record in Instrument #20050920-0113102, Register's Office for Davidson County, Tennessee.

Charter of Quail Ridge – Section 7 Property Owners Association, Inc. of record in Instrument #20050920-0113101, Register's Office for Davidson County, Tennessee

Storm Water Detention Agreement for Quail Ridge, Section 7, of record in Instrument #20040902-0106431, Register's Office for Davidson County, Tennessee.

Quit claim deed of common areas to HOA, of record in Instrument #20070514-0057000, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Rights of the public in and to a cemetery located on the subject property, with rights of ingress and egress thereto

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4960 Indian Summer Drive, Lot 43, Quail Ridge, Nashville, TN 37207.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023