Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Ramon Alejandro Cue, Esq.
3200 West End Avenue, No. 500
Nashville, TN 37203

Address New Owner(s)
Susan H. Silveira & Roy J. Silveira
Trustees of The Silveira Family Liv. Trust
109 Rachel Ann Court
Whites Creek, TN 37189

Send Tax Bills To:
Susan H. Silveira & Roy J. Silveira
Trustees of The Silveira Family Liv. Trust
109 Rachel Ann Court
Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 643284 **DEEDQC**
05/24/2021 03:07:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210524-0070239

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Roy J. Silveira, a married man, who is joined by my wife, Susan Heinemann Silveira**, both residing at 109 Rachel Ann Court, Whites Creek, TN 37189 (hereinafter "Grantors") hereby quitclaim and convey unto **Roy Joseph Silveira and Susan Heinemann Silveira, as Trustees of The Silveira Family Living Trust dated April 7, 2021, and any amendments thereto** ("Grantees"), and their successors in interest and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Parcel Address: 109 Rachel Ann Court, Whites Creek, TN 37189

Map & Parcel: 041-01-0-A-153.00 (Davidson County, TN)

Legal Description: See SCHEDULE A

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or in equity, for the use and benefit of said Grantees forever who shall administer, hold and distribute said property according to the Trust instrument, subject to such limitations, restrictions and encumbrances as may affect the property. The Trustees of the said Trust and their successors are hereby authorized to freely sell, lease, protect, conserve, encumber and dispose of this property without the consent from any beneficiary(s) of said Trust and without court approval.

This being the same parcel conveyed to Roy J. Silveira, an unmarried man, as Grantee, by NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, as Grantor, on June 29, 2010 via Warranty Deed that is recorded as Instrument Number 20100701-0051735 Register's Office for Davidson County, Tennessee. Roy J. Silveira owned this parcel prior to his marriage to Susan Heinemann Silveira and, by this conveyance, he hereby transfers his interest in this parcel to a revocable living trust created by he and his wife for administration under the terms thereof. His wife has joined him in this instrument and by these premises she also hereby transfers any interest she may have in the subject parcel under law, if any, to the said trust.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this 7th day of April, 2021.**

Roy J. Silveira

Susan Heinemann Silveira

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On **this 7th day of April, 2021**, before me, the undersigned, personally appeared **Roy J. Silveira and Susan Heinemann Silveira**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 3/7/2023

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00**.

Affiant: Roy J. Silveira

Subscribed and sworn to before me, **this 7th day of April, 2021**.

Notary Public
My Commission Expires: 3/7/2023

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

SCHEDULE A

Land in Davidson County. Tennessee, being Lot No. 106 on the Plan of COBBLESTONE CREEK PHASE THREE of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Roy J. Silveira, unmarried, via Warranty Deed dated NVR, Inc. a Virginia Corporation t/a Fox Ridge Homes by Warranty Deed from Autumn Partners, LLC, dated June 29, 2010, recorded in Instrument No. 20100701-0051735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County taxes for the year 2021 which are not yet due and payable.

Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument Number 20041208-0146322, said Register's Office.

Right of-Way casement granted Tennessee Natural Gas Lines Inc., of record in record in Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

Subject to the now of the waters of any rivers, creeks, or streams across said premises.

Rights of the Public in and to any navigable waterways within the bounds of said premises. (a)The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams

Riparian rights incident to premises.

Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823. Job No. 02-162

Stormwater Detention Agreement of record as Instrument Number 20071119-0135018, Register's Office for Davidson County, Tennessee.

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.

Subject to all matters appearing on subdivision plat of record in Instrument No. 20081023-0106163, in said Register's Office.

Subject to HOA of record in Instrument No. 20041208-0146324, said Register's Office.

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

Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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

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.