AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-184294-WCM

This document prepared by:
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Jackson, MS 39216
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Karen Johnson Davidson County
Batch# 764694 DEEDQC
12/01/2021 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211201-0159131

Parcel ID No.: 032-09-0B-007-00

Tax Statements send to:
Antonio Eddings and Leticia Rena Eddings
4932 Indian Summer Drive Nashville, TN 37207

QUITCLAIM DEED

THIS DEED made and entered into on this 31st day of August, 2021, by and between **ANTONIO EDDINGS, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HIS SPOUSE, LETICIA RENA EDDINGS**, a mailing address of 4932 Indian Summer Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **ANTONIO EDDINGS and LETICIA RENA EDDINGS, HUSBAND AND WIFE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, a mailing address of 4932 Indian Summer Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 4932 Indian Summer Drive, Nashville , TN 37207

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ANTONIO EDDINGS

LETICIA RENA EDDINGS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ANTONIO EDDINGS and LETICIA RENA EDDINGS, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 31st day of August, 2021.

Notary Public
My Commission expires: Dec. 19th, 2023

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.36 ON THE PLAN OF QUAIL RIDGE, PHASE ONE-SECTION SEVEN AS RECORDED IN PLAT BOOK NUMBER 20050825-0101520 AMENDED ON PLAN OF QUAIL RIDGE, FIRST REVISION, PHASE ONE-SECTION SEVEN OF RECORD IN INSTRUMENT NUMBER 20060627-0076568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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 AND INSTRUMENT NO. 20050920-0113100, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF QUAIL RIDGE, PHASE ONE, SECTION SEVEN OF RECORD IN INSTRUMENT NUMBER20050825-0101520 AND AMENDED ON PLAT OF FIRST REVISION OF QUAIL RIDGE, PHASE ONE, SECTION SEVEN OF RECORD IN INSTRUMENT #20060627-0076568, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO THE CHARTER OF QUAIL RIDGE SECTION 7 PROPERTY OWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NUMBER 20050920-0113101, SAID REGISTER'S OFFICE.

SUBJECT TO THE BY LAWS OF QUAIL RIDGE SECTION 7 PROPERTY OWNER'S ASSOCIATION, INC., OF RECORD IN INSTRUMENT NUMBER 20050920-0113102, SAID REGISTER'S OFFICE.

DEED OF CONVEYANCE TO THE METROPOLITIAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, DEPARTMENT OF WATER AND SEWAGE SERVICES OF RECORD IN INSTRUMENT NUMBER 20050920 20040902-0106431, SAID REGISTER'S OFFICE

DEED OF CONVEYANCE TO THE METROPOLITIAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD INBOOK 11444, PAGE 161 AND INSTRUMENT NUMBER 20030312-0033193, SAID REGISTER'S OFFICE.

SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY.

SUBJECT TO RIGHTS OF OTHERS IN AND TO THE COMMON AREAS AND/OR ELEMENTS.

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.

BEING THE SAME PROPERTY CONVEYED TO ANTONIO EDDINGS, UNMARRIED FROM NVR INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES BY DEED DATED APRIL 18, 2007 AND RECORDED ON APRIL 23, 2007, AS INSTRUMENT NUMBER 20070423-0048008.

PARCEL ID NUMBER: 032-09-0B-007-00

PROPERTY COMMONLY KNOWN AS: 4932 INDIAN SUMMER DRIVE, NASHVILLE, TN 37207

Tennessee Certification of Electronic Document

I, Caitlin Rich, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/31/21 (date of document).

Affiant Signature

08/31/21
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

Sarah Murphy
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY'S SEAL

MY COMMISSION EXPIRES: 03/30/2024

202112010159131