Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

Karen Johnson Davidson County
Batch# 770391 **DEEDQC**
12/09/2021 08:12:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211209-0162979

New Owner: Starlene Sarabia
4449 Frost Street
Nashville, TN 37214

Send tax notice to: NEW OWNER

Map and Parcel Number: 52 / 10

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration **Raymond Jensen, Trustee, Sara Marquardt Revocable Living Trust Agreement dated November 23, 1998** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Starlene Sarabia**, individually ("Grantee"), all of its undivided interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Abbington Park, Phase One – Section 3, as shown on plat of record as Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

Description is taken from prior deed of record. This is improved real property known as 4449 Frost Street, Nashville, TN 37209.

Being the same property conveyed of record in Instrument Number 20041001-0118234, Register's Office, Davidson County, Tennessee, to Sara A. Marquardt, Trustee, dated September 29, 2004.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 30 day of Nov., 2021.

Raymond Jensen, Trustee,
Sara Marquardt Revocable Living Trust
Agreement dated November 23, 1998

STATE OF ~~Tennessee~~ Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Raymond Jensen, Trustee, Sara Marquardt Revocable Living Trust Agreement dated November 23, 1998,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: Apr. 12, 2025

ANTHONY ABAD SANTOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 21-2782-01
My App. Expires Apr. 12, 2025

STATE OF ~~Tennessee~~ Nevada AS

COUNTY OF Clark

The actual consideration for this transfer is Zero Dollars ($0).

Raymond A. Jensen
AFFIANT

Sworn to and subscribed to before me on the 30 day of ~~Nov~~ November AS, 2021.

NOTARY PUBLIC

My Commission Expires: Apr. 12, 2025

ANTHONY ABAD SANTOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 21-2782-01
My App. Expires Apr. 12, 2025

EXHIBIT A

EXCEPTIONS:

The property is conveyed subject to the following exceptions:

1. Taxes for the current year which have been prorated.
2. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA § 67-5-1001 through 67-5-1010. Any Roll-back taxes shall be paid by GRANTOR.
3. All matters shown on Plat recorded in Instrument No. 20040728-0090230.
4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage, for water and/or sewer distribution system of record in Book 8377, page 820.
5. Easement(s) to United States of America, as set forth in instrument recorded in Book 2242, page 513.
6. Easement(s) to United States of America, as set forth in instrument recorded in Book 1163, page 341.
7. Storm Water Detention Agreement of record in Instrument No. 20030109-0004246.
8. Easement for 20' Right of Way for Ingress/Egress as of record in Book 1198, page 525.
9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030213-0020075, along with Supplementary Declarations to Restrictive Covenants, as of record in Instrument No. 20040401-0036605 and Instrument No. 20040401-0036606, and in any allied instrument(s) referred to in said restrictions.
10. By-Laws of Abbington Park Homeowner's Association, Inc. of record in Instrument No. 20030303-0027406.
11. Charter of Abbington Park Homeowner's Association, Inc. of record in Instrument No. 20030303-0027405.
12. Quitclaim Deed for Common Areas to Abbington Park Homeowner's Association of record in Instrument No. 20040407-0039568 and Instrument No. 20040415-0042646.