Karen Johnson Davidson County
Batch# 815272 DEEDQC
03/03/2022 03:42:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220303-0024633

This instrument prepared by:
Michael S. Quesada 98903
311 Seven Springs Way, Unit 302
Brentwood, TN 37027

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Michael Scott Quesada, Trustee, et al 311 Seven Springs Way, Unit 302 Brentwood, TN 37027	Michael Scott Quesada, Trustee, et al 311 Seven Springs Way, Unit 302 Brentwood, TN 37027	Map/Parcel: 160 15 0D 010.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Quesada and Karen Quesada, husband and wife** by these presents do hereby quitclaim and convey unto the said **Michael Scott Quesada and Karen Renee Quesada, Trustees of The Quesada Living Trust**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable trust.

This is unimproved ( ) property known as 311 Seven Springs Way, Unit 302
Brentwood, Tennessee 37027

Improved (✓)

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 our hand this 9 day of November, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael S. Quesada

Karen Quesada

ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss

Personally appeared before me, _____, a Notary Public in and for said County and State, **Michael S. Quesada and Karen Quesada** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____ this _____ day of _____, A.D., 20____.

NOTARY STAMP/SEAL

Please see attached

_____
NOTARY PUBLIC
Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF _____)
COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

Affiant

_____
Notary Public
My Commission Expires: _____

Please see attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

On November 9, 2021, before me, KARENA J. MOY, a Notary Public, personally appeared MICHAEL S. QUESADA and KAREN QUESADA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karena J Moy

Notary Public Signature

KARENA J. MOY
Comm. #2346795
Notary Public - California
Sacramento County
Comm. Expires Feb. 14, 2025

Notary Public Seal

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 9th day of November, 2021, by MICHAEL S. QUESADA, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Karena J. Moy

Notary Public

KARENA J. MOY
Comm. #2346795
Notary Public · California
Sacramento County
Comm. Expires Feb. 14, 2025

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 UNIT NO. 10, ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE 1, FILED AS EXHIBIT TO AND ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20060310-0028319, AS CORRECTED IN INSTRUMENT 20080730-0077840, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SOWN ON SAID MASTER DEED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT INSTRUMENT 200602220020470, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN INSTRUMENT 200007130069415, INSTRUMENT 200007310075531, INSTRUMENT 200008180081931, INSTRUMENT 200108030082967, INSTRUMENT 200110240116171, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS OR NATIONAL ORIGIN.

COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN INSTRUMENT 200603100028319, AS CORRECTED IN INSTRUMENT 200807300077840, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL AMENDMENTS THERETO, WHICH MAY PROVIDE FOR ASSOCIATION DUES, FEES AND/OR ASSESSMENTS, IN ADDITION TO ANY EASEMENTS, RESERVATIONS, COVENANTS, BUILDING SET BACK REQUIREMENTS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL AND ANY SPECIAL ASSESSMENTS WHICH MAY COME DUE BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS OR NATIONAL ORIGIN.

PERMANENT EASEMENT AND RIGHT-OF-WAY OF RECORD IN BOOK 5917, PAGE 513, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN BOOK 8371, PAGE 320, BOOK 11651, PAGE 270, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STORMWATER DETENTION AND WATER QUALITY DEVICE AGREEMENT OF RECORD IN INSTRUMENT 200408160098712, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

CHARTER OF SEVEN SPRINGS ASSOCIATIONS OF RECORD IN INSTRUMENT 200107260079648, INSTRUMENT 200405200059668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CHARTER OF ST. MARTIN SQUARE CONDOMINIUM OWNERS ASSOCIATION OF RECORD IN INSTRUMENT 200602170019487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

Being the same property conveyed to Michael S. Quesada and Karen Quesada, husband and wife by Warranty Deed from Thomas Spencer Turner of record in Document No. 20210625-0086740, said Register's Office.

Tennessee Certification of Electronic Document

I, Monica R. Park, 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 11-9-21 (date of document).

Monica R. Park
Affiant Signature

1-10-22
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 10th day of January, 2022.

Valerie Ward
Notary's Signature

MY COMMISSION EXPIRES: 8-28-23

NOTARY'S SEAL

VALERIE WARD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-4707-1
My Appt. Expires August 28, 2023