AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-223068-BOX

Karen Johnson Davidson County
Batch# 837509 DEEDQC
04/08/2022 04:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220408-0041518

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 164 10 0A 421.0

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 23 day of March, 2022, by and between **SILVIA GUADALUPE MAGALLANES, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE LEONARDO D. LONGORIA**, a mailing address of 804 Kestenbaum Ct, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **SILVIA GUADALUPE MAGALLANES and LEONARDO D. LONGORIA, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, a mailing address of 804 Kestenbaum Ct, Antioch, TN 37013, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 68 ON THE PLAN OF VILLAGE TEN, SUMMERFIELD SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20060718-0086558 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO NVR, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 04, 2017, FROM REO FUNDING SOLUTIONS IV, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20170511-0046831 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 804 Kestenbaum Ct, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO:
A. TAXES AND ASSESSMENTS FOR THE YEAR 2017, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
B. ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT NO. 20060718-0086558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
C. CHARTER OF SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN BOOK 11648, PAGE 660 AND AMENDED IN INSTRUMENT NO. 20010326-0028531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

D. SUBJECT TO EASEMENT OF RECORD IN BOOK 1141, PAGE 327, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
E. STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050329-0033458 AND INSTRUMENT NO. 200001130004777, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
F. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 199912160303934 AND INSTRUMENT NO. 200008090079074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
G. RESTRICTIVE COVENANTS AND HOMEOWNERS' ASSOCIATION APPLYING TO THE SUBDIVISION NAMED SUMMERFIELD OF RECORD IN BOOK 11588, PAGE 484 AND AMENDED IN BOOK 11669, PAGE 376; INSTRUMENT NO. 20010308-0021946; INSTRUMENT NO. 20010504- 0046260; INSTRUMENT NO. 20030527-0071168; INSTRUMENT NO. 20051103-0133360; INSTRUMENT NO. 20050317-0029621; INSTRUMENT NO. 20060724-0089079; INSTRUMENT NO. 20060724-0089080; INSTRUMENT NO. 20060724-0089081 AND INSTRUMENT NO. 20060921-0117120, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
H. BY-LAWS OF SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN BOOK 11648, PAGE 662 AND AMENDED IN INSTRUMENT NO. 20010504-0046261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
I. SUBJECT TO RIGHTS OF OTHERS IN AND TO COMMON AREAS/ELEMENTS.
J. SUBJECT TO LIEN FOR SPECIAL ASSESSMENTS CONTAINED IN DCCR'S/MASTER DEED.
H. BY-LAWS OF SUMMERFIELD HOMEOWNERS' ASSOCIATION, INC., OF RECORD IN BOOK 11648, PAGE 662 AND AMENDED IN INSTRUMENT NO. 20010504-0046261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. I. SUBJECT TO RIGHTS OF OTHERS IN AND TO COMMON AREAS/ELEMENTS. J. SUBJECT TO LIEN FOR SPECIAL ASSESSMENTS CONTAINED IN DCCR'S/MASTER DEED.
K. ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

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 SILVIA GUADALUPE MAGALLANES, A MARRIED WOMAN FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, BY DEED DATED DATE SEPTEMBER 06, 2017, AND RECORDED ON SEPTEMBER 07, 2017, AS INSTRUMENT NO. 20170907-0092103.

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

SILVIA GUADALUPE MAGALLANES

LEONARDO D. LONGORIA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SILVIA GUADALUPE MAGALLANES and LEONARDO D. LONGORIA, 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 Antioch, TN, this 23 day of March, 2022.

Notary Public
My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

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

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Silvia Guadalupe Magallanes

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 23 day of March, 2022.

Notary Public
My Commission Expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Name and address for person(s) responsible for taxes:

SILVIA GUADALUPE MAGALLANES and LEONARDO D. LONGORIA
804 Kestenbaum Ct
Antioch, TN 37013

Name and address of property owner:

SILVIA GUADALUPE MAGALLANES and LEONARDO D. LONGORIA
804 Kestenbaum Ct
Antioch, TN 37013

Certificate of Authenticity

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 3/23/2022.

Date

CRich

Affiant Signature

3/28/2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 28 day of MARCH, 2022.

Notary's Signature

My Commission Expires: 03/30/2024

Date

Notary's Seal (if on paper)

