Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Richard Lee Rybacki and Linda Lou Rybacki, Co-Trustees 536 Ceret Alley Nashville, TN 37211	**172-10-0E-027.00-CO**	**SAME**

Karen Johnson Davidson County
Batch# 909452 DEEDQC
08/29/2022 02:48:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097379

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Richard Lee Rybacki and Linda Lou Rybacki, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Richard Lee Rybacki and Linda Lou Rybacki, Co-Trustees of the Rybacki Family Revocable Trust dated August 24, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **536 Ceret Alley, Nashville, TN 37211**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 24th day of August, 2022.

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 24th day of August, 2022.

RICHARD LEE RYBACKI

LINDA LOU RYBACKI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Lee Rybacki and Linda Lou Rybacki,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24th day of August, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in Plat at Instrument No. 20190701-0063770, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Charles Henry White, individually and Charles Henry White, Trustee of the Trust David Aaron White established under the Last Will and Testament of Charles M. White, deceased of record in Instrument No. 20170127-0009284 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on January 27, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2021 and subsequent taxes are assumed by the Grantees.
2. Subject to all matters shown on the Plan of record as Instrument Number 20190701-0063770, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190612-005659, supplemented in instrument 20200219-0018632, Register's 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
4. Charter for Homeowners Association of record in Instrument Number 20190605-0053956, in the Register's Office for Davidson County, Tennessee.
5. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170612-0058592, in the Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING the same property conveyed to Richard Lee Rybakci and Linda Lou Rybacki, husband and wife (as tenants by the entirety) from Regent Homes, LLC, a Tennessee Limited Liability Company, by warranty deed filed for record on January 4, 2021, Instrument Number 20210104-0000623, as of record in the Register's Office for Davidson County, Tennessee.