Prepared By:
Victoria Ochoa

Karen Johnson Davidson County
Batch# 928707 DEEDQC
10/12/2022 12:39:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221012-0111925

After Recording Return To:
Victoria Ochoa
723A Arbor Trace Cir
Nashville, Tennessee 37207-2616

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1, Affiant
Subscribed and sworn before me this the
12 Day of October, 2022
, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 07, 2022 THE GRANTOR(S),

- Emilia Hamilton, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Victoria Ochoa, a single person, residing at 723A Arbor Trace Cir, Nashville, Tennessee County, Tennessee 37207-2616

the following described real estate, situated in Nashville, in the County of Tennessee, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 20211112-0150935

Mail Tax Statements To:
Victoria Ochoa
723A Arbor Trace Cir
Nashville, Tennessee 37207-2616

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 10-7-2022

Emilia Hamilton
64 Music Square West
Nashville, Tennessee, 37203

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7 day of October, 2022, before me personally appeared Emilia Hamilton, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Douglas R. Sipes
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Douglas R Sipes
Notary Public

Notary Public
Title (and Rank)

My commission expires 3-3-2025

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

Affiant
Affiant's Name: EMILIA N HAMILTON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 753975 DEEDWARR
11/12/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20211112-0150935

O-BMR-21-723-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KAYLAN GILBERT NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm Exp. 5/24/2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Victoria I. Ochoa and Emilia Hamilton	New Owner	
(NAME)	(NAME)	060-00-0A-011.00-CO
723 A Arbor Trace Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA I. OCHOA AND EMILIA HAMILTON; WIFE AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 11A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Magnolia East, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160726-0076751, amended In Instrument No. 20161013-0108361 and amended In Instrument No. 20200908-0102173 and being shown on Plat attached thereto as Exhibit "B", 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 a part of the same property conveyed to CAM Properties, LLC, a Tennessee limited liability company by Warranty deed from Teesdale Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20151103-0111807 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 03, 2015.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160726-0076751, Amended In Instrument No. 20161013-0108361 and Amended In Instrument No 20200908-0102173, 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.
- Charter of record in Instrument Number 20160801-0078835, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **723 A Arbor Trace Circle, Nashville, Tennessee 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.