Karen Johnson Davidson County
Batch# 946395 DEEDQC
12/01/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $355.33
20221201-0125694

Return to:

EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE RI 02908
FILE NO. TNP22-450004

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GRACE RYDBURG	GRADE RYDBURG	172 16 0A 003.00
3704 SHANE POINT PLACE NASHVILLE, TN 37211	3704 SHANE POINT PLACE NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRIS RYDBURG AND GRACE RYDBURG FORMERLY KNOWN AS GRACE GERWIN, DIVORCED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **GRACE RYDBURG, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Lot No. 3 Plan of on the Revision to Shane Point of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee to which Plan reference is made for a more complete and accurate description.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of conveyance.

This conveyance is made subject to the following:

Shane Point Homeowners' Association as recorded in Instrument No. 20091215-0114290, said Register's Office.

Rights of others in common areas and or elements.

Declaration of Covenants, Conditions and Restrictions for Shane Point as recorded in Instrument Nos. 20100826-0067674, as corrected by Scrivener's Affidavit recorded in Instrument No. 20100827-0068089, said Register's Office.

Storm Water Detention Agreement recorded in Book 11338, page 738, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage as recorded in Instrument No. 20091013-0094825, said Register's Office.

Maximum principal indebtedness for Tennessee Recording Tax purpose is $0.00 TCA 67-4-409(b)(2)

Easement in favor of Comcast as recorded in Instrument No. 20090714-0065911, said Register's Office.

Drainage Easement and Maintenance Agreement as recorded in Instrument No. 20070321-0035374, said Register's Office.

All matters appearing on the Plan of record as Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee.

Parcel ID: 172 16 0A 003.00

Title to the above described property conveyed to Chris Rydburg and Grace Gerwin, as Joint Tenants with Rights of Survivorship from Steve Summers by Warranty Deed dated March 16, 2015 and recorded March 17, 2015 in or Instrument No. 20150317-0022893.

Property known as, 3704 SHANE POINT PLACE, NASHVILLE, TN 37211

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.

Witness my hand this 31 day of October, 2022.

Chris Rydburg
CHRIS RYDBURG

Grace Rydburg F/K/A Grace Gerwin
GRACE RYDBURG F/K/A GRACE GERWIN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **CHRIS RYDBURG AND GRACE RYDBURG F/K/A GRACE GERWIN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal) ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**96,034.73**.

Chris Rydburg Grace Rydburg F/K/A Grace Gerwin
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 31 day of October, 2022

Ella K Butler
Notary Public
My commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I Daniel Gomes, 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 10/31/2022.

Affiant Signature

11/30/2022
Date

State of Rhode Island
County of Providence

Sworn to and subscribed before me this 30th day of November, 2022.

Katerin Rodriguez
Notary's Signature

KATERINA RODRIGUEZ
Notary Public-State of Rhode Island
ID# 768795
My Commission Expires
May 25, 2026

My Commission Expires: May 25, 2026
Date

Notary's Seal (if on paper)