Karen Johnson Davidson County
Batch# 1073235 DEEDQC
11/17/2023 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231117-0089878

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Kenneth Remedios and Judith Remedios, Trustee	Kenneth Remedios and Judith Remedios	181-1 0-E-034CO
5561 Prada Drive	821 Queen Anne's Court	
Brentwood, TN 37027	Nolensville, TN 37135	

GRANTOR: Kenneth Remedios and Judith Remedios, a married couple.

GRANTEE: Kenneth Remedios and Judith Remedios, Trustees of the Remedios Family Living Trust dated September 28, 2023 and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this date: November 17 2023

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Kenneth Remedios and Judith Remedios, Trustee, or their successors in interest, of the Remedios Family Living Trust dated September 28, 2023, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

> Land in Davidson County, Tennessee, being Lot No. 34 on the Plat of High Point, Phase 2, Section 2, of record as Instrument No. 20140821- 0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Regent Highpoint,

LLC, a Tennessee limited liability company, dated June 19, 2015, filed for record on July 9, 2015, in Instrument No. 20150709-0066814, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth and Judith Remedios, a married couple, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated April 26, 2016, filed for record on May 2, 2015, in Instrument No. 20160502-0042827, in the Register's Office for Davidson County, Tennessee.

1. Matters shown on plan of record in Instrument No. 20140821- 0076394, Register's Office for Davidson County, Tennessee.
2. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309- 0020470, Register's Office for Davidson County, Tennessee.
4. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027748, in the Register's Office for Davidson County, Tennessee.
8. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
9. Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.
10. Subject to Declaration of Covenants, Conditions and Restrictions for High Point recorded as Instrument No. 20110603-0042709, revised by Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582, in the Register's Office for Davidson County, Tennessee.

11. 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.

THIS IS IMPROVED PROPERTY KNOWN AS 5561 PRADA DRIVE, BRENTWOOD, TN 37027.

Note 1: The Grantors and the Grantees are the same person.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

Witness my hand on the 17 day of November 2023.

GRANTOR: Kenneth Remedios

GRANTOR: Judith Remedios

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Kathryn L Clark, a Notary Public in and for said County and State, the within named Kenneth Remedios and Judith Remedios, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Grantors executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on November 17 2023.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Misty D. Dickmeyer, do hereby make an 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 deed executed on November 17, 2023.

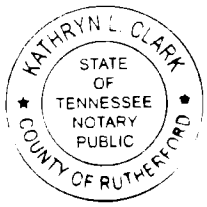
Name: Misty D. Dickmeyer

Date 11/17/2023

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 11/23/2023.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125