Karen Johnson Davidson County
Batch# 1131893 DEEDQC
05/07/2024 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033603

STATE OF Virginia)
COUNTY OF Arlington)
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
Gary R. Chittester
9045 Church St. East, Apt. 2010
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me this 1 day of May, 2024.

NOTARY PUBLIC
My Commission Expires: 30 April 2026

Robert Sanchez
Commonwealth of Virginia
Notary Public
Commission No. 7791794
My Commission expires 04/30/2026

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Esteban Bohorquez Chittester**, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Gary R. Chittester, Grantee.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Anter Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No.20020904-0107261, said Register's Office (the "Second Supplement", the First Supplements, Second Supplement and the original Declaration being collectively referred to as the "Declaration") to which reference is hereby made.

Being the same property conveyed, by way of Trustee Samuel B. Dreiling, to Gary R. Chittester and Esteban B, Chittester by quitclaim deed from Gary R. Chittester recorded September 7, 2023, at 20230907-0070319 in the Register's Office of Davidson County.

And being the same property conveyed to Gary R Chittester by quitclaim deed from Gary R. Chittester and Claudia D. Chittester, dated January 23, 2017, recorded January 27, 2017, at 20170127-0009113 in the Register's Office of Davidson County.

And being the same property conveyed to Gary R. Chittester and wife, Claudia D. Chittester by Warranty Deed from Ole South Properties Inc. recorded at 20021029-0132529 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is an improved property known as 182 Antler Ridge Cir. Nashville, TN 37217.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Said property has never been used as the marital residence of the Grantor.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto has hereunto set his signatures on this the 1 day of May, 2024.

Esteban B. Chittester

STATE OF Virginia)
COUNTY OF Arlington)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Esteban B. Chittester, with whom I am personally acquainted, (or whose identities were proved to me upon the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 1 day of May, 2024.

Notary Public

My Commission Expires: 30 April 2026

Robert Sanchez
Commonwealth of Virginia
Notary Public
Commission No. 7791794
My Commission expires 04/30/2026

May 6, 2024

CERTIFICATE OF AUTHENTICITY

I, Samuel B. Dreiling, 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 on May 1st, 2024.

Name: Samuel B. Dreiling
Title: Attorney at Law

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on May 6, 2024

Signature

Notary Public: Morgan Bero
My Commission Expires: 7 17 27
Today's Date: 5 6 24

MORGAN L BERO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY