Karen Johnson Davidson County
Batch# 1159620 DEEDQC
07/18/2024 01:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240718-0054268

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Jessica P. Abarquez-New 692 Piccadilly Row Antioch, TN 37013-1724

Order Number: VISACF23635984

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jason L. New, an unmarried person and former wife, Jessica P. Abarquez-New, an unmarried person,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jessica P. Abarquez-New, an unmarried person,** whose address is 692 Piccadilly Row, Antioch, TN 37013-1724, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 62, on the plan of Piccadilly Square, Phase II, as of record in Book 6250, Page 92, 93 and 94, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

The tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to: The Plan of record in Plat Book 6250, Pages 92-94, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6236, Page 683, Book 6236, Page 730 amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book

6496, Page 107, Book 6496, Page 114, Book 6518, page 184, Book 6518, Page 190, Book 6830, Page 739, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee Power Line Easement of record in Book 6298, Page 491, Register's Office for DAVIDSON County, Tennessee. Water Mains Easement of record in Book 7389, Page 213 and Book 7883, Page 280, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 7389, Page 189 and Book 10453, Page 902, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295; Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 7288, Page 964, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431, Register's Office for Davidson County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in DCCR's / Master Deed. Subject to HOA dues, if any.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 149020B03300CO
Street address of property: 692 Piccadilly Row, Antioch, TN 37013-1724

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20170120-0006572, in the Register's Office, Davidson County, Tennessee.

Signed this 18 day of June, 2024

Signature of Grantors (1 of 2):

Jason L. New

Jason L. New

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18 day of June, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jason L. New, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and ~~year~~ last aforesaid.

Notary Public

My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signed this 18 day of June, 2024

Signature of Grantors (2 of 2):

Jessica P. Abarquez-New

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18 day of June, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jessica P. Abarquez-New, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Com Exp 09/02/24

NATHOS O'CONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 149020B03300CO
Street address of property: 692 Piccadilly Row, Antioch, TN 37013-1724

Oath of Consideration

I or we, Jessica Tagawa Nelson, Abraham Nelson the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00 .

Signed this 18 day of June, 2024

Signatures of Affiant(s):

Jessica L. Nelson

Sworn and subscribed before me this 18 day of June, 2024.

Notary Public

My Comm Exp 09/02/24

IAN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 June 18, 2024 (date of document).

Cheri Hackethal
Affiant Signature

June 18, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 18th day of June, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097