Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049165

Karen Johnson Davidson County
Batch # 1201290 DEEDWARRSP
11/05/2024 10:36:33 AM 2 pgs
Fees: $13.00 Taxes: $1,433.94
20241105-0085778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $387,550.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2024.

Notary Public
My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne C. McQuilken 4173 Dolly Way Antioch TN 37013	New Owner	Tax Parcel ID No. 176 06 0A 358.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsay Rios, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne C. McQuilken, a married person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all Lot No. 358 on the Plan of FINAL SUBDIVISION PLAT, HERITAGE LANDING-PHASE 4 of Instrument No. 20230110-0001966, 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 the same property conveyed to Lindsay Rios, a married person, by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation, of record in Instrument No. 20231010-0079505, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 10, 2023. Said property was not a marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERITAGE LANDING-PHASE 4, as recorded in 20230110-0001966.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200228-0022299; as supplemented in Instrument Nos. 20200603-0057207; 20210115-0007079; 20211216-0166733 and 20240903-0067622.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190507-0042815 and Instrument No. 20200122-0008042.
Easement recorded in Instrument No. 20190117-0005036; and Released in Instrument No. 20211213-0164586.

This is improved property located at **4173 Dolly Way Antioch, TN 37013.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real

estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2024.

Lindsay Rios

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay Rios, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2024.

Notary Public
My Commission Expires: _____

