Karen Johnson Davidson County
Batch # 1202062 DEEDQC
11/05/2024 02:16:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241105-0085944

After Recording Return To:
ALICIA HINSON
1118 BASTION CT, MT JULIET TN 37122

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON_____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00 V. Uribe AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY of Oct, 2024 MY COMMISSION EXPIRES: 1/4/2027 VERONICA URIBE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARE BY: RAUL BECERRA 2205 SKINNER DR SMYRNA TN 37167

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
ALICIA HINSON 1118 BASTION COURT MT JULIET, TN 37122	ME ADDRESS AS NEW OWNER	172-160-A-016.00CO

On Oct 25th, 202 THE GRANTOR(S), for and in consideration of: ten Dollar s($10.00) cash in hand paid by the hereinafter name Grantee, the undersigned, Alicia M. Rodriguez, a widow, hereinafter called the Grantor (s) have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **ALICIA HINSON,** ("Grantee") a single person, residing at 1118 BASTION COURT, Mount Juliet Tennessee 37122, his heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee and being further described as follows, to-wit:

The legal description is:
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Revision to Shane Point of record as Instrument No. 20101021-0084160 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 McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20070323-0035373 in the Register's Office for Davidson County, Tennessee.
The conveyance of the above-described parcel of land is subject to the following:
1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Subject to matters shown on Plan of record as Instrument No. 20101021-0084160 in the Register's Office for Davidson County, Tennessee.
4. Charter of the Shane Point Homeowners' Association of record as Instrument No. 20091215-0114290 in said Register's Office.
5. Declaration of Covenants, Conditions and Restrictions for Shane Point of record in Instrument No. 20100826-0067674, as corrected by Scrivener's

Affidavit of record as Instrument No. 20100827-0068089, in the Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

6. Storm Water Detention Agreement of record in Book 11338, page 738, in said Register's Office.
7. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20091013-0094825 in said Register's Office.
8. Easement granted to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065911 in said Register's Office.
9. Drainage Easement and Maintenance Agreement for Detention Facilities of record as Instrument No. 20070323-0035374 in said Register's Office.

This property is also known as improved property located at 3730 Shane Point Place, Nashville, TN 37211 purchased by Alicia Cruz de Rodriguez instrument number 20110523-0039393.

WITNESS OUR HAND, this 25th Day of October, 2024

Grantor Signature: A. C. de Rodriguez

ALICIA M. RODRIGUEZ
322 SHADOW GLEN DRIVE
NASHVILLE, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, :

On this 28th day of October 2024, before me personally appeared ALICIA M. RODRIGUEZ, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

V. Uribe
Notary Public

Title (and Rank)

My commission expires 7/4/2027

VERONICA URIBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $10.00.

V. Uribe
Affiant
Affiant's Name: Veronica Uribe