QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/03/08 14:52 2 pgs
Fees:12.00 Taxes:0.00

20080303-0021093

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

_____
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jinger Sherrill-Fox	Jinger Sherrill-Fox	128-00-76.00
(NAME) 445 Summitt Oaks Dr.	(NAME) 445 Summit Oaks Dr	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JINGER SHERRILL-FOX, FORMALLY KNOWN AS JINGER SHERRILL, MARRIED AND JAMES V. SHERRILL, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED UNTO **JINGER SHERRILL-FOX AND ROBERT W. FOX, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 11, Phase Two Summit Oaks, A Planned Unit Development, as shown by plat of record in Instrument 20040112-0004661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description

Being the same property conveyed to Jinger Sherrill and James V. Sherrill, both unmarried by Warranty Deed dated August 11, 2005 of record in Instrument 20050818-0098413, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Restrictions as shown of record in Instrument 20040116-0006770, Register's office for said county. Stormwater Detention Agreement as shown of record in Instrument 20020103-0001057, Register's office for said county. Charter of Homeowner's Association as shown of record in Instrument 20020131-0013598, Register's Office for said County. Utility Easement as shown of record in Instrument 20010925-0103587 and 20010925-0103588, Register's office for said county. All matters shown on Boundary Plat 9700/255 of record in Instrument 20040223-0004661, all in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 445 Summitt Oaks Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ _____
Jinger Sherrill-Fox
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd **DAY OF** March **20** 08
_____
Deputy Register

Witness our hands this 13, day of February, 2008

Jinger Sherrill-Fox, Formally Known as Jinger Sherrill

James V. Sherrill

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jinger Sherrill-Fox, Formally Known as Jinger Sherrill ~~and James V. Sherrill~~ the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13 day of February, 2008

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of TN
County of Anderson

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th DAY OF February, 2008,
BY Jean Job 4/20/10

NOTARY PUBLIC

JEAN JOB
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY