BILL GARRETT, Davidson County
Trans:T20140015355 DEEDQC
Recvd: 03/06/14 10:03 2 pgs
Fees:12.00 Taxes:0.00
20140306-0018792

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That We, **Michael Rickenbaker** and wife, **Allison Rickenbaker** for and in consideration of the sum of ONE ($1.00) DOLLAR cash with other valuable consideration, the receipt and sufficiency whereof being hereby acknowledged, do hereby alien, release, remise, transfer, convey and forever quit-claim unto the said **Danielle Rickenbaker**, her heirs and assigns, all of our right, title, interest and estate in and to the following described tract or parcel of real estate located in **DAVIDSON COUNTY, TENNESSEE**, more particularly bounded and described as follows, towit:

Unit No. L-406 of River Plantation Condominium Apartments, Section 4, as of record in Book 4860, Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, together with the Carport Designation as No. L-406-C as shown on said Plan, all as described by the Master Deed Establishing Horizontal Property Regime of record in Book 4892, Page 440, amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee.

This is the identical real estate conveyed to Michael Rickenbaker and wife, Allison Rickenbaker from James G. Smith by Warranty Deed dated August 4, 2010 of record in the Register's Office of Davidson County, Tennessee in Instrument Number 20100810-0063170.

THIS CONVEYANCE IS MADE SUBJECT TO A RIGHT-OF-WAY OF TODD PREIS DRIVE, RESTRICTIONS, EASEMENTS, TERMS CONDITIONS, BY-LAWS AND PLATS IF ANY APPEARING OF RECORD AND AFFECTING THE PREMISES; BUILDING AND ZONING REGULATIONS OF CITY, COUNTY, AND STATE.

WITNESS OUR HANDS on this the 5th day of March, 2014.

Michael Rickenbaker
Michael Rickenbaker

Allison Rickenbaker
Allison Rickenbaker

STATE OF Tennessee
COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within-named **Michael Rickenbaker** and wife, **Allison Rickenbaker** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within and foregoing QUIT-CLAIM DEED instrument for the purposes therein contained.

My commission expires 5-12-14.

Witness my hand and official seal at office in Henderson, Tennessee, on this the 5th day of March, 2014.

JERRA H. LEEK
STATE OF TENNESSEE NOTARY PUBLIC
CHESTER COUNTY

Jerra H. Leek
NOTARY PUBLIC

This is improved property known as: 980 Todd Preis Drive, Nashville, TN 37221.

Map-Parcel Numbers 142050D05400CO.

Name of owner and person responsible
for payment of real property taxes:

Michael Rickenbaker, et ux.
20 McAdams Loop
Jacks Creek, TN 38347

THIS INSTRUMENT WAS PREPARED BY:
LARRY F. McKENZIE
ATTORNEY AT LAW
P. O. BOX 97
HENDERSON, TENNESSEE 38340

NO TITLE OPINION RENDERED
NO OPINION RENDERED AS TO ACCURACY
OF LEGAL DESCRIPTION

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is ***$NONE****, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.*

Michael Rickenbaker *AFFIANT*

Subscribed and sworn to before me this the 5th *day of March, 2014.*

REGISTER OR NOTARY PUBLIC

JERRA H. LEEK
STATE OF TENNESSEE NOTARY PUBLIC
CHESTER COUNTY