THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
16-2304TN

Davidson County DEEDQC
Recvd: 09/09/16 14:19 3 pgs
Fees:17.00 Taxes:0.00
20160909-0095214

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Sheila R. Rooks and Aaron Rooks	Sheila R. Rooks and Aaron Rooks	173040A112.00
5041 West Oak Highland Dr.	5041 West Oak Highland Dr.	
Antioch, TN 37013	Antioch, TN 37013	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Sheila Miller n/k/a Sheila R. Rooks**, hereinafter referred to as the "GRANTOR" and **Sheila R. Rooks and Aaron Rooks, wife and husband** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Sheila Miller n/k/a Sheila R. Rooks** has this day quitclaimed unto **Sheila R. Rooks and Aaron Rooks, wife and husband**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 5041 West Oak Highland Dr Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Oak Highlands, Phase 1, a Planned Unit Development, as of record in Book 6900, Page 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sheila Miller, unmarried, by deed from Adrienne Brandon, unmarried dated 4/8/2005, recorded 4/12/2005 filed of record in Instrument No. 20050412-0040451, said Register's Office.

Tax Map and Parcel ID is as follows 173040A112.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 26th day of August, 2016.

Sheila Rooks f/k/a Sheila Miller
Sheila R. Rooks f/k/a Sheila Miller

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 26th day of

August, 2016.

Jacqueline G Brown
Notary Public

Commission Expiration 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Rita B Mitchell
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 26th day of August, 2016.

Jacqueline G Brown
Notary Public
Commission Expiration 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

