Davidson County DEEDQC
Recvd: 09/30/16 14:54 3 pgs
Fees:17.00 Taxes:0.00
20160930-0103508

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 29th day of Sept, 2016.

NOTARY PUBLIC
My Commission Expires: 2-22-2020

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 OF WILSON

ADDRESS OF NEW OWNER:
Joyce C. Stromatt
4420 S. Trace Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel 064090A03400CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Lisa E. Ortez, ("Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Joyce C. Stromatt.** Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 4420 of Southfork Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6783, Page 839, and Annexation of Phase II, of record in Book 6994, Page 447, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Southfork Condominiums, as shown on Exhibit "B" to the Annexation of Phase II to Master Deed, of record in Book 6994, Page 447, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Joyce C. Stromatt and Lisa E. Ortez by Quitclaim Deed from Jacqueline R. Gabbard, dated December 31, 2002 and recorded October 7, 2003 of record

in Instrument Number 20031007-0147848, Register's Office for Davidson County, Tennessee. Said property being the same previously conveyed to Jacqueline R. Gabbard, unmarried by Warranty Deed from Linda J. Wetmore, unmarried, dated December 2, 1997 and recorded December 4, 1997 of record in Book 10707, Page 806, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 4420 S. Trace Blvd., Old Hickory, TN 37138

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Lisa Ortez

Lisa E. Ortez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lisa E. Ortez with whom I am personally acquainted, and who, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 29th day of September, 2016.

Martin Cooper

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/10/19

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (If on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY