Davidson County DEEDQC
Recvd: 02/17/17 10:44 6 pgs
Fees:32.00 Taxes:0.00
20170217-0016505

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~AMY L. MCKINNEY~~
~~194 NORTH BERWICK LANE~~
~~FRANKLIN, TN 37069~~

OWNER (SEND TAX BILLS TO):

AMY L. MCKINNEY
194 NORTH BERWICK LANE
FRANKLIN, TN 37069

1624200TN

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AMY L. MCKINNEY, formerly known as AMY DARNELL, a married woman, who took title as a single woman, joined by her spouse, BRIAN MCKINNEY (herein, "Grantor"), whose address is 194 North Berwick Lane, Franklin, TN 37069, hereby bargains, sells, remises, releases, quit claims and conveys to AMY L. MCKINNEY, a married woman (herein, "Grantee"), whose address is 194 North Berwick Lane, Franklin, TN 37069, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1382 Rural Hill Rd., Unit 311, Antioch, TN 37013

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

PIN NO: 163020C31100CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 17th day of February, 2017.

GRANTOR:

Amy L. McKinney, formerly known as Amy Darnell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amy L. McKinney, formerly known as Amy Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

GRANTOR:

Brian McKinney

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of February, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Amy R McKinney
Amy L. McKinney

Subscribed and sworn to under oath before me, this 14th day of February, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 311, AS SHOWN ON THE PLAN OF AUTUMN RIDGE TOWNHOMES, PHASE 2, FILED AS EXHIBIT A TO, AND ESTABLISHED BY THE MASTER DEED FOR AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20060404-0038533 AND AMENDED IN INSTRUMENT NO. 20060419-0045063, INSTRUMENT NO. 20061115-0141803 AND INSTRUMENT NO. 20080108-0002295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS DOCUMENT NUMBER 201001005-0000752.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, Document No. 201001005-0000752.

PIN NO: 163020C31100CO

STREET ADDRESS:

1382 Rural Hill Rd., Unit 311, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Isaac Loomer, do hereby make an 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.

Isaac Loomer, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Isaac Loomer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/18

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/18