FROM Jeff F. Rooks
TO Jeff F. Rooks and Ruth E. Harding

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

QUITCLAIM DEED

Address of New Owner:
Jeff F. Rooks and Ruth Ellen Harding
760 Wedgewood Park #102
Nashville, TN 37203

Send Tax Bills To:
OWNER

Map & Parcel:
105-10-0C-102.00-CO

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3325 Aspen Grove Dr., Ste. 104
Franklin, TN 37067

Prepared from information furnished by the parties

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant
Subscribed and sworn to before me this the 6 day of June, 2017

Notary Public
Commission Expires: _____

I, Jeff F. Rooks, do hereby quitclaim to Jeff F. Rooks and Ruth Ellen Harding, each unmarried as joint tenants with right of survivorship, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 102 Wedgewood Park, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Wedgewood Park, a Condominium of record in Instrument No. 20050510-0052804, as amended in Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E1 and E2 to said Master Deed.

Being the same property conveyed to Jeff F. Rooks, by deed of record in Instrument No. 20170602-0055196, Register's Office for Davidson County, Tennessee.

This is improved property (X) known as 760 Wedgewood Park #102, Nashville, Tennessee, 37203.

Witness our hand(s) this the 06 day of June, 2017.

Jeff F. Rooks

Jeff F. Rooks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff F. Rooks. The bargainor(s), 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 or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6 day of, June, 2017..

Marti L. Carrell
Notary Public
Commission Expires: 3/10/19

MARTI L. CARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170049713 DEEDQC
Recvd: 06/12/17 09:21 1 pgs
Fees:12.00 Taxes:0.00
20170612-0058408