QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennie Verner	**New Owner**	
(NAME)	(NAME)	
222 Polk Ave #204		**093-05-2A-107.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY LYNN VERNER, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIE VERNER, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Unit Number 204 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominium), created under Title 66, Chapter 27, Section 101 et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, Page 281, and amended in Book 6697, Page 889 and amended and restated in Instrument No. 20061025-0132105, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and By-Laws, for a more complete identification and description of said unit.

Being the same property conveyed to Jennie Verner, an unmarried woman, and Jimmy Lynn Verner, an unmarried man, by Special Warranty Deed from Community First Bank & Trust, of record in Instrument No. 20121206-0112718, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Polk Avenue #204, Nashville, Tennessee 37203**.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

BILL GARRETT, Davidson County
Trans:T20170069772 DEEDQC
Recvd: 08/11/17 12:32 2 pgs
Fees:12.00 Taxes:0.00
20170811-0082531

Witness our hands this the 18 day of July, 2017.

Jimmy Lynn Verner

STATE OF Texas)

COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jimmy Lynn Verner**, the within named bargainor, 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 this the 18 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: April 11, 2018

DIANA STIMAX
Notary Public
State of Texas
Comm. Expires 04-11-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212