Davidson County DEEDQC
Recvd: 08/16/17 13:56 3 pgs
Fees:17.00 Taxes:0.00
20170816-0084199

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11th day of August, 2017.

Notary Public
My commission expires 4-24-19

PENNY ALLISON NOTARY PUBLIC SUMNER COUNTY

05-1707-67152

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marcellina Melvin 4418 South Trace Blvd Old Hickory, TN 37138	New Owner	064-09-0-A-035.00CO

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **William S. Ross, unmarried,** hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Marcy E. Melvin, also known as Marcellina Melvin, unmarried** hereinafter the Grantee, all of his right, title and interest in and to the following tract or parcel of land in Rutherford County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4418, on the Plan of Southfork Condominiums, of record in Book 6250, Page 386, said Register's Office, and appended as Exhibit B to the First Amendment to the Master Deed of record in Book 6994, page 447, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description, said unit being more particularly described by Master Deed for Southfork Condominiums, Phase One, of record in book 6783, page 839, said Register's Office, and amended and made applicable by First Amendment to Master Deed of record in Book 6994, page 447, Register's Office for said County.

Being the same property conveyed to William S. Ross and Marcy E. Melvin, husband and wife by by deed from Barry Construction Co., A Tennessee Corporation, dated October 31, 2000, recorded November 6, 2000, of record in Instrument No. 20001106-0110053, Register's Office for Davidson County, Tennessee. Grantees having since divorced. Final Decree filed of record on September 24, 2014 in the Fourth Circuit Court of Davidson County, Tennessee at Nashville, Case No. 14D686. Marcy E. Melvin is one and the same person as Marcellina Melvin.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property located at 4418 South Trace Blvd, Old Hickory, TN 37138.

Witness my hand this 5 day of August, 2017.

William S. Ross

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 **William S. Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2017.

Notary Public

My commission expires: October 7, 2019

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Oct. 7, 2019
DAVIDSON COUNTY

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certification

I, BRANDON W. LIPPMAN, 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 Sumner

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon W. Lippman [Name of person making certification] 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: 4 Dec 19

{Notary' Seal}

PENNY ALLISON
NOTARY PUBLIC
SUMNER COUNTY