This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 09/08/17 10:27 3 pgs
Fees:18.00 Taxes:222.00
20170908-0092399

The actual consideration is $60,000.00.

Elizabeth Powers
AFFIANT

Subscribed and sworn to before me this the 28th day of August, 2017.

Rozanne Russ
NOTARY PUBLIC

ROZANNE RUSS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3/10/2019

NEW OWNER:
John F. K. Flanagan and
Carol J. S. Flanagan

6946 Highland Park Drive
Unit E-1
Nashville, TN 37205

SEND TAX BILLS TO:

New owner

MAP/PARCEL:
Map 143-0-A
Parcel 10

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Maura Mercy and husband, Charles Mercy (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to John F. K. Flanagan and Carol J. S. Flanagan (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

A part of Harpeth Glen Condominium tract as shown per plat made in Exhibit One hereto of record in Plat Book 4460, page 99, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being Unit No. E-1 on the said section plat together with the carport designated number E-1, a family unit type No. 2 as shown and described by the Master Deed Establishing Horizontal Property Regine with respect to Harpeth Glen Condominium, including the Plan and the Administrative Bylaws thereunto attached and exhibited, recorded in Book 4546, page 658 of the Register's Office of Davidson county, Tennessee, as amended in Book 4630, page 504, of the Register's Office of Davidson County, Tennessee

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative Bylaws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Maura Mercy and husband, Charles Mercy by deed dated July 27, 2016 from John F. K. Flanagan and Carol J. S. Flanagan, of record in Inst. 20160728-0077825, Register's Office for Davidson County, Tennessee.

This property is commonly known as 6946 Highland Park Drive, Unit E-1, Nashville, TN 37205

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 28th day of August, 2017.

GRANTOR:

Maura Mercy

Charles Mercy

NOTE:
THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maura Mercy and Charles Mercy with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 28th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 3/18/2017

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

