Bill Garrett Davidson County
Batch# 4180 DEEDQC
09/25/2017 02:46:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20170925-0098036

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That RACHELLE B. ADAIR unmarried ("Grantor") of Davidson County in the State of Tennessee, QUITCLAIMS to NICHOLAS P. ERHART, unmarried of Davidson County, Indiana, for no good and valuable consideration, the following described real estate in Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Lot No. 81 a.k.a Unit 203 on the Plan of TULIP COVE TOWNHOMES, as shown on Plat of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions filed of record in Instrument No. 20050525-00559119, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

See attached Exhibit A

Being the same property conveyed to Marquis Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from MS Development, a Tennessee general partnership composed of Mach I, McClung and James Spangler, dated May 16, 2008 of record in Instrument No. 20080612-0060882, Register's Office for Davidson County, Tennessee.

Subject to all easements, rights-of-way and restrictions of record.

Subject to all mortgage indebtedness owed thereon

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19 day of August, 2011.

Signature Rachelle B Adair
Printed Rachelle B. Adair

STATE OF INDIANA)
)SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Rachelle B. Adair, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 19 day of August, 2011.

My Commission Expires:
09/04/2014

Jacqueline S. Aliff, Notary Public
I reside in Marion County, Indiana

This Instrument Prepared by:
Larry Pleasants, Attorney at Law, 7508 Madison Ave., Indianapolis, IN 46227

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Larry Pleasants, Attorney at Law

Exhibit A

Being the same property conveyed to Nicholas P. Erhart, married, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument 20080926-0097844, said Register's Office, dated September 24, 2008.

Address of New Owner:
Nicholas P. Erhart
735 Tulip Grove Rd., #203
Hermitage, TN 37076

Send Tax Bills To:
Nicholas P. Erhart
735 Tulip Grove Rd., #203
Hermitage, TN 37076

Parcel ID: 075120F08100CO
Improved property known as: 735 Tulip Grove Rd., #203, Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson
The Actual Consideration or Value, whichever is greater for this transfer is $-0-.

Tiana Kelley
Affiant

Subscribed and Sworn to before me this 22nd day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.