Bill Garrett
Batch# 5128
09/26/2017 04:24:47 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20170926-0098717

QUITCLAIM DEED

deed was prepared based solely upon
mation supplied by the Grantors, and
out the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VA
GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on September ___, 20

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
20 Day of Sept., 2017.
Deputy Register

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Simon Rooks, III 4846 Vista Lane Nashville, TN 37207	Same	Map 059-04-0 Parcel 16 & 33

KNOW ALL MEN BY THESE PRESENTS that Simon Rooks, III, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Simon Rooks, III, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Being lot number 145 on the Plan of Section Four, Third Addition to Trinity Hills Village, of record in Book 5200, Page 248, Register's Office for Davidson County, Tennessee, and now known as 145-A and 145-B, Zone Lot Division of Lots 144 and 145, Section Four, Third Addition, Trinity Hills Village, of record in Book 6250, Page 243, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed from Tammie M. Flemming, unmarried, Margie R. Harrington and Melvin Harrington to Simon Rooks, III, and wife, Therma B. Rooks as recorded in Instrument No. 20040325-0033824 in the Register's Office for Davidson County, Tennessee. Simon Rooks, III, was awarded all right title and interest in this real property by the Final Decree of Divorce entered the Fourth Circuit Court for Davidson County, Tennessee, on April 26, 2013. Docket Number 08D-148.

This is improved property known as 2844 & 2846 Vista Lane, Nashville, Tennessee 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The purpose of this deed is to combine two adjoining parcels into one parcel.

WITNESS my hand on September 22, 2017.

Simon Rooks, III

STATE OF Georgia
COUNTY OF Greene

On September 22, 2017, before me personally appeared Simon Rooks, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 22 2017.

My Commission Expires: 11-30-2020

NOTARY PUBLIC

WENDY WALDROUP
NOTARY PUBLIC
EXP. Nov. 30, 2020
GREENE COUNTY, GA

09/16/2017 09:49 6152697675 COMMUNITY TITLE PAGE 01/01