Bill Garrett Davidson County
Batch# 5744 DEEDQC
09/28/2017 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20170928-0099533

Commitment Number: 22643706

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Jennifer Rushing Mills**, 346 Hickory Pl, Nashville, TN 37214

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**096 11 0A 046.00**

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## QUITCLAIM DEED

**Jennifer Rushing Cole NKA Jennifer Rushing Mills** married to **David Vance Mills, Jr.**, whose mailing address is **346 Hickory Pl, Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jennifer Rushing Mills**, a married woman, hereinafter grantee, whose tax mailing address is **346 Hickory Pl, Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT F-3, PHASE VI, HICKORY PLACE CONDOMINIUMS OF RECORD IN AMENDMENT TO THE MASTER DEED OF HICKORY PLACE CONDOMINIUMS IN BOOK 7015, PAGE 192, AND REFERRED TO AS EXHIBIT "C" FOUND AT PAGE 195. UNIT F-3 BEING PART OF THE UNIT PLAN FOR PHASES 2-8, SECTION I, HICKORY PLACE CONDOMINIUMS OF RECORD IN PLAT BOOK 6250, PAGE 795; ALL REFERENCES OF RECORD IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PARCEL CONVEYED TO JENNIFER RUSHING**

**COLE FROM TERRI LYNN HAGAN, NOW BEING TERRI LYNN HAGAN EDWARDS, BY VIRTUE OF A DEED DATED 9/14/2006, RECORDED 9/18/2006, AS INSTRUMENT NO. 20060918-0115581 COUNTY OF DAVIDSON, STATE OF TENNESSEE.**
**Property Address is: 346 Hickory Pl, Nashville, TN 37214**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20060918-0115581 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 11 0A 046.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Sept. 22, 2017:

Jennifer Rushing Cole NKA Jennifer Rushing Mills
**Jennifer Rushing Cole NKA**
**Jennifer Rushing Mills**

David Vance Mills, Jr.
**David Vance Mills, Jr.**

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 22, 2017 by **Jennifer Rushing Cole NKA Jennifer Rushing Mills** and **David Vance Mills, Jr.** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of Sept., 2017.

Affiant

Jennifer Rushing Mills
Print Name

(Seal)

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

# True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Jeanetta Harper 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES