Bill Garrett Davidson County
Batch# 13522 DEEDQC
10/13/2017 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171013-0105378

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Mail
Record and ~~Return~~ to: Old Republic Title, 530 South Main Street, Suite 1031, Akron, OH 44311
Post Closing
Order Number: 01-17067984

17067984

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Elizabeth Hughes, f/k/a Elizabeth Jungers, married to Michael Hughes**, for Ten Dollars ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Elizabeth Hughes, a married woman**, whose address is 7004 Still Spring Hollow Drive, Nashville, Tennessee 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit No. 710 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Codes Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office of Davidson County, Tennessee, including with limitation the By-Laws appended thereto, said Register' Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of Vernon Avenue Townhomes, of placement of Unit, as shown on Exhibit "C" to the Declaration of Covenants of Record in Instrument No. 20061024- 0131877, for a more complete identification and description of said units.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 091 05 0C 710.00
Street address of property: 710 Vernon Avenue, Nashville, Tennessee 37209
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20080709-0070474 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Elizabeth Hughes, 7004 Still Spring Hollow Drive, Nashville, Tennessee 37221

Signed this 3rd day of October, 2017.

Signature of Grantor:

Elizabeth Hughes

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 3rd day of Oct, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Elizabeth Hughes, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Property Address: 710 Vernon Avenue, Nashville, Tennessee 37209
Tax Parcel: 091 05 0C 710.00

Oath of Consideration

I or we, Elizabeth Hughes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 3rd day of October, 2017.

Signatures of Affiant(s):

Sworn and subscribed before me this 3rd day of Oct, 2017

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

State of TN
County of Davidson

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING UNIT NO. 710 ON THE PLAN OF VERNON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODES ANNOTATED, AND AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VERNON AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20061024-0131877, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, INCLUDING WITH LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER' OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF VERNON AVENUE TOWNHOMES, OF PLACEMENT OF UNIT, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20061024-0131877, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

TAX ID NO: 091 05 0C 710.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR:	JAMIE B. DAY, AN UNMARRIED MAN
GRANTEE:	ELIZABETH JUNGERS
DATED:	07/01/2008
RECORDED:	07/09/2008
DOC#/BOOK-PAGE:	20080709-0070474

ADDRESS: 710 VERNON AVE., NASHVILLE, TN 37209

END OF SCHEDULE A

Certificate of Authenticity

I, Molly Lloyd, 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.

Molly Lloyd

State of Ohio

County of Summit

I, Thomas R. Rutherford a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature,

Molly Lloyd, I have witnessed.

Notary's Signature

Commission Expires: 10/13/2021

NOTARIAL SEAL STATE OF OHIO

Thomas R. Rutherford
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 10/13/2021