QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on November 1st, 2017.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

Bill Garrett Davidson County
Batch# 22028 DEEDQC
11/03/2017 11:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171103-0113146

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Tiffany Mendez 2848 VISTA LANE Nashville, TN 37207	NEW OWNER	059-04-017.00

KNOW ALL MEN BY THESE PRESENTS that Simon Rooks III and Therma B. Rooks, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Tiffany Mendez, an unmarried woman, her successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section 4, Third Addition of Trinity Hills Village of record in Book 5200, Page 248, Register's Office for Davidson County, Tennessee, to which plan reference it hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed by Quitclaim Deed from Trustees of the Inglewood Baptist Church to Simon Rooks, III and wife, Therma B. Rooks, as recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102214; Quitclaim Deed from Robert B. Beck and Martha Lu Beck to the Trustees of the Inglewood Baptist Church, as recorded on the 29th day of December, 2003 in Instrument No. 20031229-0182962; Quitclaim Deed from Tim N. Taylor, Shelby J. Taylor joining in this conveyance as spouse of Tim N. Taylor married to Robert B. Beck and wife, Martha Lu Beck, as recorded on the 6th day of September, 1994 in Deed Book 9457, Page 806; Final Decree Confirming Sale in Deed Book 8078, Page 258 and Warranty Deed from Robert F. Lance and wife, Lyde C. Lance to Tim N. Taylor, unmarried, as recorded on the 3rd day of May, 1983 in Deed Book 6049, Page 134, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property is known as 2848 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.

WITNESS our hands on October 31, 2017.

Simon Rooks III

Therma B. Rooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 31, 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 October 31, 2017.

My Commission Expires: 11-6-2017

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

On October 31, 2017, before me personally appeared Therma B. Rooks, 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 October 31, 2017.

My Commission Expires: 11-6-2017

Brenda Zitzman
NOTARY PUBLIC



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Brenda Zitzman
Notary's Signature

My Commission 11-6-2017

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