Bill Garrett Davidson County
Batch# 75154 DEEDQC
04/02/2018 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180402-0029955

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared by:
Smart Title & , LLC
256 Seaboard Lane, Suite D-101
Franklin, TN 37067
(615) 393-6222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0.00-

Affiant

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of March, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-22-19

QUITCLAIM DEED

ADDRESS OF NEW OWNER
Rebekah Elliott
119 Lea Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
093-11-0C-003.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Brakefield, unmarried,** hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto **Rebekah Elliott, unmarried,** my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 3, on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, as revised in Book 11700, page 26, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Rebekah Elliott, unmarried, and Jennifer Brakefield, unmarried, by Warranty Deed from Milly Michele Ritzen, married, of record in Instrument Number 20160303-0020484, Register's Office Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF SMART TITLE & ESCROW, LLC, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX

RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

Property located at: 119 Lea Avenue, Nashville, TN 37210

Witness my hand this the 23 day of March, 2018.

Jennifer Brakefield

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Brakefield, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of March, 2018.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).