Bill Garrett Davidson County
Batch# 113493 DEEDQC
07/09/2018 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180709-0066152

File No.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES 11/5/2020

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitch Kinder Development, LLC	same	155 08 0B 028.00
(NAME)	(NAME)	
5521 Hawks Landing Drive		
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robbin Hill, and husband Eric Pittarelli, and Candice Lynn Hill, unmarried.

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitch Kinder Development, LLC,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain in tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot NO. 28, on the Plan of Subdivision of Phase I of South Colony at Riverbend, of record in Book 6900, page 271, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robbin Hill, Candice Lynn Hill, and Eric Pittarelli, as tenants in common with rights of survivorship by quitclaim deed from Eric Pittarelli and Robin Hill, of record in Instrument No. 20171129-0121880, Register's Office for said County.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6316 Sweetgum Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 27th day of June 2018.

Robbin Hill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Robbin Hill** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

IYANA ARMSTONG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand at office this 27th day of June, 2018.

Commission expires: 05/02/2022

Iyana Armstong

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

Witness my hands this 27th day of June, 2018.

Eric Pittarelli

Eric Pittarelli

STATE OF HAWAII

COUNTY OF Maui

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric Pittarelli** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of June, 2018.

Commission expires: 11/14/2018

Notary Public

DANNY SIMPSON NOTARY PUBLIC COMMISSION No. 10-395 STATE OF HAWAII

Doc. Date: 6/27/2018 # Pages: 2

Notary Name: Danny Simpson Second Circuit

Doc. Description: Quitclaim Deed

6/27/2018

DANNY SIMPSON NOTARY PUBLIC COMMISSION No. 10-395 STATE OF HAWAII

Witness my hands this 27 day of June, 2018.

Candice Lynn Hill

Candice Lynn Hill

STATE OF FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Candice Lynn Hill** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of June, 2018.

Commission expires: August 21, 2018

STEVEN WITSCHEN
MY COMMISSION # FF 115023
EXPIRES: August 21, 2018
Bonded Thru Notary Public Underwriters

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212