After Recording Return to:

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 205579 DEEDQC
03/13/2019 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190313-0023245

Map & Parcel:
034-07-0B-011.00

QUITCLAIM DEED

{this is an inner family conveyance removing mother from title}

New Owner/ Property Being Conveyed
Lindsey Mingledorff
2540 Val Marie Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 6 day of March, 2019, between DEBBIE MINGLEDORFF, a married woman, joined by her spouse SAMUEL MINGLEDORFF, residing at 515 Corner Branch Rd Clarksville TN 37082 collectively hereinafter referred to as "**Party of the First Part**" and LINDSEY MINGLEDORFF, a single person, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO 11 ON THE PLAN OF CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS AND THAT COMMON AREA AS DESIGNATED AS "OPEN SPACES" ON THE PLAN OF HARBOR VILLAGE PHASE IV, REVISION I AS FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20030723-0102986, OF RECORD AS INSTRUMENT NUMBER 20071221-0146647 AND INSTRUMENT NO 20080117-0005451, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE ACCURATE LEGAL DESCRIPTION AND BEING FURTHER DESCRIBED IN THE MASTER DEED AND BYLAWS FOR ENCLAVE AT TWIN HILLS VILLAS, A HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) BEING FILED OF RECORD WITH THE REGISTER OF

DEED OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20080821-0086071, AMENDED AT INSTRUMENT NOS 20151112-0115172 AND 20151217-0127190.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20071221-0146647, revised at Instrument No. 20080117-0005451, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and Instrument No. 20010817-0089318, Restrictions recorded at Instrument No. 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected at Instrument Nos. 20050729-0088636, 20080721-0074557 and 20150709-0066722, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.

e. Easement for Sanitary Sewers, recorded in Book 6861, Page 948.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCLAVE AT TWIN HILLS of record in Instrument No. 20080821-0086071, as amended by instrument(s) of record in Instrument Nos. 20151112-0115172 and 20151217-0127190; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Easement Deed by Court Order Settlement Landowner Action recorded in Instrument No. 20120228-0017172.

h. Charter right-of-way for CSX Transportation Railroad.

i. Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.

j. Title to that portion of the premises, in any, embraced within the bounds of any streets, roads and/or highways.

FURTHERMORE, SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED FROM DOMUS BUILDERS, LLC TO LINDSEY MINGLEDORFF, A SINGLE PERSON AND DEBBIE MINGLEDORFF, A MARRIED WOMAN BY WARRANTY DEED RECORDED MARCH 24, 2016, AS INSTRUMENT NO. 20160324-0027781, IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 2540 Val Marie Drive, Madison, TN 37115
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

DEBBIE MINGLEDORFF **SAMUEL MINGLEDORFF**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 6 day of March, 2019, before me personally appeared **DEBBIE MINGLEDORFF** and **SAMUEL MINGLEDORFF**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

DEBBIE MINGLEDORFF **SAMUEL MINGLEDORFF**

Subscribed and sworn to before me this 6 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 4.28.20

DEREK TRUELOVE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 28, 2020
COUNTY OF WILSON

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020