Karen Johnson Davidson County
Batch# 216535 DEEDQC
04/11/2019 02:49:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190411-0033179

INSTRUMENT PREPARED BY:
Janelle A. Simmons, Attorney
Suite 230, Washington Square
222 Second Avenue North
Nashville, Tennessee 37201
(615) 467-1801

QUITCLAIM DEED

FROM: WAYNE EDWARD FRAZZINI MAP / PARCEL ID NO. 161 14 0B 247 .00
TO: SHERRIE JENKINS

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

NEW OWNER & ADDRESS	TAXABLE PARTY	MAP / PARCEL ID NO.
Ms. Sherrie Jenkins 247 Highland Villa Circle Nashville, Tennessee 37211	Ms. Sherrie Jenkins 247 Highland Villa Circle Nashville, Tennessee 37211	**161 14 0B 247 .00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled ***Wayne Edward Frazzini v. Sherrie Jenkins,*** **Fourth Circuit Court for Davidson County, Tennessee, Docket Number 17D-1217,** and that the actual consideration or value, whichever is greater, for this transfer is **$0.00.**

SHERRIE JENKINS,
Grantee

JORDAN O. FLOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Feb. 1, 2021

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 11, DAY OF April, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/1/2021

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Circuit Court, State of Tennessee, under Docket Number 17D-1217, the receipt of which is hereby acknowledged, I, **Wayne Edward Frazzini**, by these presents do hereby quitclaim and convey unto **Sherrie Jenkins**, single person, her heirs, successors and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING land in Davidson County, Tennessee, being unit No. 247, on the plan of Highland Villa, a Horizontal Property Regime, to and established by the Master Deed of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium the rights and obligations of the Declarant and the Unit Owners, and the bylaws of the Association of Owners.

BEING the same property conveyed to Deborah Maxwell and R. Kevin Maxwell by Deed from Huford L. Johnston and wife, Carolyn T. Johnson of record in Book 9959, Page 71, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sherrie Frazzini Jenkins and husband Wayne Edward Frazzini by Warranty Deed from Deborah Maxwell and R. Kevin Maxwell of record in Instrument Number 20131211-0125412, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on Master Dees and Bylaws of record in Book Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8090, Page 537, Book 8131, Page 95, Book 8173, Page 84, Book 8199, Page 149, Book 8658, Page 595, Book 8765, Page 610, Book 9730, Page 265, Book 9730, Page 268 and Book 9730, Page 271, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations (7) all reversions and (8) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 247 Highland Villa Circle, Nashville, Tennessee 37211

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Circuit Court of Davidson County, Tennessee, Docket No. 11D-2410.

IN WITNESS WHEREOF I have hereunder set my hand on this the 25th day of March, 2019.

WAYNE EDWARD FRAZZINI,
Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Wayne Edward Frazzini with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th, DAY OF March, 2019.

NOTARY PUBLIC

HUNTER THOMAS EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

MY COMMISSION EXPIRES: 1-3-2022