Karen Johnson Davidson County
Batch# 227920 DEEDQC
05/09/2019 03:02:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190509-0043739

Instrument Prepared By:
Lackey & Lackey, PLLC
40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

NEW OWNER(S)
Sherrie Lynette Jenkins Revocable Living Trust
247 Highland Villa Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO
New Owner

MAP/PARCEL
161 14 0B 247.00

QUITCLAIM DEED

FROM: **Sherrie Lynette Jenkins**
TO: **Sherrie Lynette Jenkins Revocable Living Trust**

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.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, I, Sherrie Lynette Jenkins, by these presents do hereby quit claim and convey to the Sherrie Lynette Jenkins Revocable Living Trust and its assigns all of my right, title and interest in the following tract of land situated in Davidson County, Tennessee and more fully described as follows:

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.

BEING the same property conveyed to Sherrie Lynette Jenkins (formerly Sherrie Frazzini Jenkins) by Quitclaim Deed from Wayne Edward Frazzini of record in Instrument Number 20190411-0033179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Master Deeds and Bylaws 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.

Said improved property is known as Unit 247, Highland Villa Circle, Nashville, Tennessee 37211.

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.

Where 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of May, 2019.

Sherrie Lynette Jenkins, Grantor

CHRIS C. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires Nov. 14, 2021

On this 8th day of May, 2019 before me appeared **Sherrie Lynette Jenkins** to me personally known (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF I have hereto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: November 14, 2021

OATH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

CHRIS C. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov. 14, 2021

The undersigned, after being first duly sworn according to law, does make oath and affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Sherrie Lynette Jenkins, Grantor

SWORN TO AND SUBSCRIBED BEFORE ME, this 8th day of May, 2019.

Notary Public

My Commissions Expires: November 14, 2021