Karen Johnson Davidson County
Batch# 228796 DEEDQC
05/13/2019 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190513-0044412

Prepared By and Return To:

Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 9th day of May 2019.

Notary

Commission Expires: 12/15/21

QUITCLAIM DEED

OWNER/ADDRESS	SEND TAX BILLS TO:	MAP & PARCEL
Andrew David Hill, etux		
7252 Highway 70 South, #405	**NEW OWNER**	**142-07-0F-13.00CO**
Brentwood, TN 37027		

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Andrew David Hill, married,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL THEIR RIGHT, TITLE AND INTEREST UNTO, **Andrew David Hill and wife, Katy Rae Hill, for the purpose of creating a tenancy by the entirety,** HEREINAFTER CALLED THE GRANTEES,THEIR 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 Lot No. 13, Unit No. 405, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq. as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Register's Office of Davidson

County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Andrew David Hill, unmarried, by Warranty Deed from Yongsheng Leng and wife, Guiping Yang, dated October 20, 2017, and recorded October 27, 2017, of record in Instrument No. 20171027-0110396, in the Register's Office for Davidson County, Tennessee.

Katy Rae Hill, the spouse of Andrew David Hill, joins in the execution of this instrument for the purpose of conveying any all interest she may have in subject property.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 7252 Highway 70 South, Nashville, TN 37221

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 our hands this 9th day of May 2019.

Andrew David Hill

Katy Rae Hill

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 Andrew David Hill and Katy Rae Hill, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood (city), TN (state), this 9th day of May, 2019.

My commission expires: 12/15/21

Notary

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)