Karen Johnson Davidson County
Batch# 231142 DEEDQC
05/17/2019 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190517-0046462

NEW OWNER:

Rebecca Posey
373 Monaco Dr
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 75-6-A
Parcel: 96 CO

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel M. Green, unmarried,** does convey unto the **Rebecca Green Posey, unmarried,** her heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 324-B, Phase 2, Hermitage Villa Condominiums, as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit, as defined in the Master Deed and Bylaws for Hermitage Villa Condominiums.

Being the same property conveyed to Rachel M. Green, unmarried, from Hillsboro Property Management Co. Inc., by Deed of record in Book 6779, Page 130, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 373 Monaco Drive, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 13th day of May, 2019.

Rachel M. Green

RACHEL M. GREEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Rachel M. Green,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 13th day of May, 2019.

Notary Public

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 13th day of May, 2019.

Notary Public

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

201905170046462

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (SEAL)