Karen Johnson Davidson County
Batch# 269947 DEEDQC
08/12/2019 01:05:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190812-0080216

THIS INSTRUMENT WAS PREPARED BY:
John R. Lewis, Esq.
85 White Bridge Road, Suite 300
Nashville, TN 37215

QUIT CLAIM DEED

Address of Owner:	Send Tax Bills to:	Map/Parcel No.
Sherri DeRoos	Sherri DeRoos	Map 42-11B
259 Mayflower Lane	259 Mayflower Lane	Parcel: 7611D93527
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Sue Brown Harding, surviving spouse of Ronald Harding, deceased, has bargained and sold and hereby conveys, remises, releases and forever quit claims to Sherri Whitney DeRoos, her heirs, and assigns such rights such right, title, and any and all legal or equitable interests she has in and to a certain tract of land and improvements located in Davidson County, Tennessee, which is described as follows:

> Being Apartment United No. 259 of Heritage Village Condominiums created under Title 66, Section 27-101 et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee. Together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed as supplemented and amended Reference is hereby made to the Plat of Heritage Village Condominiums set forth as Exhibit A of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Ronald Harding and wife, Sue Harding and Sherri DeRoos by Deed from Billie Jean Padgett, and recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20120927-0087993.

This improved property known as 259 Mayflower Lane, North, Madison, Tennessee 37115.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the Premises.

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

August 7, 2019
DATE

Sue Brown Harding
Sue Brown Harding, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Sue Harding, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the forgoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 7th day of August, 2019.

Susan Beth Gilliland
Notary Public

SUSAN BETH GILLILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

11-8-2021

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration for this transfer is $10.00.

8-7-19
DATE

Sherri DeRoos
Sherri DeRoos, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantee, Sherri DeRoos, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the forgoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 7th day of August, 2019.

Susan Beth Gilliland
Notary Public

SUSAN BETH GILLILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

11-8-2021