Karen Johnson Davidson County
Batch# 269947 DEEDQC
08/12/2019 01:05:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190812-0080217

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

QUIT CLAIM DEED

Address of New Owners:
Sherri DeRoos
259 Mayflower Lane
Madison, TN 37115

Send Tax Bills to:
Sherri DeRoos
259 Mayflower Lane
Madison, TN 37115

Map/Parcel No.:
Map 42-11B
Parcel 83

Jeffery Dale Harding
102 Captains Circle
Hendersonville, TN 37075

Michael Todd Whitney
309 Tate Court
Smyrna, TN 37167

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Sue B. Harding, grantor, has bargained and sold and hereby conveys, remises, releases and forever quit claims to her children, Sherri Whitney DeRoos, Michael Todd Whitney, and Jeffery Dale Harding, grantees, their heirs, and assigns such right, title, and interest he has in a certain tract of land and improvements located in Davidson County, Tennessee, which is described as follows:

> Apartment Unit No. 700 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 the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deeds 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 complete identification and description of such Unit.
>
> Being the same property conveyed to Ronald D. Harding, and wife, Sue B. Harding by a Deed from Timothy N. Stanfill, and wife, Kerry T. Stanfill, of record in Book 9100, page 869, Register's Office for Davison County, Tennessee.

This conveyance excludes and specifically exempts a life in estate in the entire property in favor of Grantor, Sue B. Harding, for the rest of her natural life.

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

This improved property known as 700 New Providence Lane, Madison, Tennessee 37115.

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

August 7, 2019
DATE

Sue B. Harding
SUE B. 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 B. Harding, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he 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.

Aug 7, 2019
DATE

JOHN R. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named agent for grantees, John R. Lewis, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the forgoing Affirmation 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