Karen Johnson Davidson County
Batch# 383964 DEEDQC
04/09/2020 01:37:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200409-0037784

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Derrick M. Minyard **Rachel M. Minyard** **204 Burns Avenue #14** **Nashville, TN 37204**	**Derrick M. Minyard** **Rachel M. Minyard** **204 Burns Avenue #14** **Nashville, TN 37204**	**104-02-3J 002.00CO**

THIS INSTRUMENT, made and entered into this 28 day of March, 2020, by and between **RACHEL CASSANDRA MARKIN, unmarried, and SIAMALA DEVI MARKIN AND ROGER KEITH MARKIN, wife and husband** *("Grantors")*, and **DERRICK M. MINYARD AND RACHEL M. MINYARD, husband and wife,** *("Grantees")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **RACHEL CASSANDRA MARKIN, unmarried, and SIAMALA DEVI MARKIN AND ROGER KEITH MARKIN, wife and husband**, Grantors, conveys and quitclaims their interests and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> A certain Townhome located in Davidson County, Tennessee, being Unit No. 2 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument Number 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the

provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being a part of the same property conveyed to West Park Village Partners by Quitclaim Deed from West Park Village Partners of record at Instrument No. 20130308-0023468, Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 8, 2013.

Being the same property conveyed to Rachel Cassandra Markin, formerly known as, Rachel Cassandra, unmarried, and Siamala Devi Markin and Roger Keith Markin, wife and husband, from West Park Village Partners by Warranty Deed of record at Instrument No. 20160531-0054318, Register's Office for Davidson County, Tennessee, dated May 25, 2016, and recorded on May 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 Burns Avenue, #14, Nashville, Tennessee 37203.

And now, **RACHEL CASSANDRA MARKIN, unmarried, and SIAMALA DEVI MARKIN AND ROGER KEITH MARKIN, wife and husband**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their property interests to **DERRICK M. MINYARD AND RACHEL M. MINYARD, husband and wife.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the

same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **RACHEL CASSANDRA MARKIN, unmarried, and SIAMALA DEVI MARKIN AND ROGER KEITH MARKIN, wife and husband**, has hereunto set their hands on this the 28 day of March, 2020.

RACHEL CASSANDRA MARKIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RACHEL CASSANDRA MARKIN,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County Tennessee this 28 day of March 2020.

NOTARY PUBLIC

MARILYN GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

My Commission Expires: 09-07-21

IN WITNESS WHEREOF, the Grantor, **SIAMALA DEVI MARKIN**, has hereunto set her hand on this the 28 day of March, 2020.

SIAMALA DEVI MARKIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SIAMALA DEVI MARKIN,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee this 28 day of March, 2020.

MARILYN GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021

NOTARY PUBLIC

My Commission Expires: 09-07-21

Keith Rkm

IN WITNESS WHEREOF, the Grantor, **ROGER ~~CASSANDRA~~ MARKIN**, has hereunto set his hand on this the 28 day of March, 2020.

Rkm

ROGER ~~CASSANDRA~~ MARKIN

Keith Rkm

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROGER ~~CASSANDRA~~ MARKIN,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Keith Rkm

WITNESS my hand and official seal at Davidson County, Tennessee this 28 day of March, 2020.

MARILYN GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2021

NOTARY PUBLIC

My Commission Expires: 09-07-21

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Derrick M. Minyard

Affiant/Grantee: **DERRICK M. MINYARD, Grantee**

Subscribed and sworn to before me this 28 day of March, 2020.

NOTARY PUBLIC

MARILYN GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

My Commission Expires: 09-07-21

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Rachel Minyard

Affiant/Grantee: **RACHEL M. MINYARD, Grantee**

Subscribed and sworn to before me this 28 day of March, 2020.

NOTARY PUBLIC

MARILYN GOMEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

My Commission Expires: 09-07-21

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY