This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 25 day of June, 2020.

Notary
Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 438485 DEEDQC
07/16/2020 08:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200716-0077780

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE NFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deseree Prentice 403B Scott Avenue Nashville, TN 37206	NEW OWNER	083-02-0T-002.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Justin Aerne, unmarried**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Deseree Prentice, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 403 Scott Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180906-0088494, in the Register's Office of Davidson,

Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to David E. Rogers and wife, Linda P. Rogers by Warranty deed from Verchal Mellard and wife, Sharon H. Mellard of record in Instrument No. 20030310-0031298 Register's Office for Davidson County, Tennessee, dated February 03, 2003 and recorded on March 10, 2003. (Value of consideration shown in aforementioned deed $289,900.00.)

Being the same property conveyed to Rice Property Management, LLC by Warranty deed from David E. Rogers and wife, Linda P. Rogers of record in Instrument No. 20180718-0069903 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 18, 2018. (Value of consideration shown in aforementioned deed $205,000.00.)

Being the same property conveyed to Deseree Prentice, unmarried and Justin Aerne, unmarried, as joint tenants with rights of survivorship by Warranty deed from Rice Property Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190708-0066433 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 08, 2019. (Value of consideration shown in aforementioned deed $425,000.00.)

Being also known as 403 Scott Avenue Unit B Nashville, Tennessee 37206

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page for Quitclaim Deed)

Witness my hand this 25 day of June, 2020.

Justin Aerne

STATE OF Tennessee
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, **Justin Aerne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2020.

Notary Public
My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell,** 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.

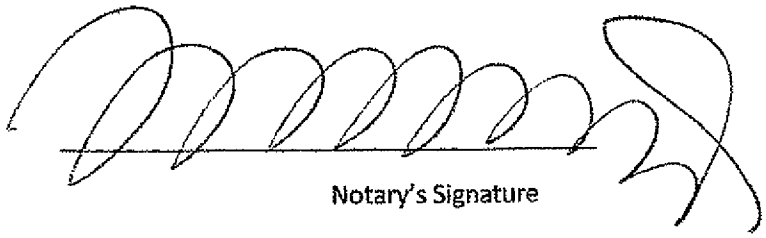


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

