QUITCLAIM DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

O-RB-20-2019A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Karen Johnson Davidson County
Batch# 446470 **DEEDQC**
07/29/2020 02:52:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200729-0083663

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Wendy J. Timmons	Regions Bank	
(NAME)	(NAME)	
2019 A Overhill Drive,	2050 Parkway office Circle	131-02-0X-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, *the receipt of which is hereby acknowledged*, and pursuant to Marital Dissolution Agreement and Final Decree of Divorce, Case No. 19D-2147, in the Third Circuit Court for Davidson County, Tennessee, **JON D. TIMMONS AND WENDY J. TIMMONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WENDY TIMMONS, UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A of OverHill Condominiums III, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Overhill Condominiums III of record in Instrument Number 20081202-0116777, as amended in Instrument 20090218-0013532, 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Jon D. Timmons and spouse Wendy J. Timmons by Warranty deed from Louis J. Muglia and spouse Lisa M. Muglia of record in Instrument No. 20120514-0041350 Register's Office for Davidson County, Tennessee, dated May 07, 2012 and recorded on May 14, 2012. (Value of consideration shown in aforementioned deed $605,000.00.) Being also known as 2019 A Overhill Drive A Nashville, Tennessee 37215.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2019 A Overhill Drive, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 22 day of July, 2020.

Jon D. Timmons

Wendy J. Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212