File No.

QUITCLAIM DEED

Of Reconveyance

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 449535 DEEDQC
08/04/2020 12:40:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200804-0086145

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Wendy M. Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of July, 2020

Notary Public

MY COMMISSION EXPIRES: My Commission Expires

(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcia Wilson and Wendy Cox	Marcia Wilson	Map 104 13 0A Parcel 045.00-CO
(NAME) 401 Bowling Avenue #34	(NAME) 401 Bowling Avenue #84	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose express purpose of making a reconveyance to create a fee simple estate, we,

Mar Wen, LLC, a Kentucky Limited Liability Company

by these presents do remise, release and QUITCLAIM unto

Michael J Mills, TRUSTEE,

his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being known as building Site No. 45 on the Plan of Richmeade Place, Section III, as shown on Plat of record in Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property, together with one membership in Richmeade Place Homeowners Association, Inc., a non-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Mar Wen, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Elizabeth R. Sanders, unmarried, dated August 14, 2018 and filed of record August 17, 2018 in Instrument No. 20180817-0081736, Register's Office for Davidson County, Tennessee.

This is Improved [X] property, known as 401 Bowling Avenue #34, Nashville, TN 37205

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

And now, I, the said unto **Michael J Mills, TRUSTEE**, for the **express purpose** of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto **Marcia Wilson and Wendy Cox, as tenants in common, with rights of survivorship,** their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 28th day of July, 2020.

Wendy Cox, Co-Manager

Marcia Wilson, Co-Manager

Michael J Mills, Trustee

STATE OF TENNESSEE }
County of Williamson }

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Wendy Cox and Marcia Wilson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be Authorized Co-Managers of **Mar Wen, LLC, a Kentucky limited liability company**, the within named bargainor a **limited liability company**, and that they as such authorized Co-Managers, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained by signing the name of the name of the **limited liability company** as such authorized members.

Witness my hand and official seal at office this 28th day of July, 2020 .

My Commission expires:
My Commission Expires
January 23, 2023

Notary Public

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael J Mills**, 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, and who further acknowledged that he is the trustee(s) of the above Quit Claim Deed and acknowledged that he is authorized by said Trust to execute the within instrument as Trustee.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 28, day of July, 2020.

Notary Public
My Commission expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY