QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of January, 2021.

NOTARY PUBLIC

COMMISSION EXPIRES: _____

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 558464 DEEDQC
01/21/2021 11:15:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210121-0009159

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
D&S 615 Properties, LLC, and Mark and Katherine McMillen 5818 Vine Ridge Drive Nashville, TN 37205	Same as Owner	091-05-0C-746.00-C

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **MARK McMILLEN** (hereinafter "Grantor") hereby convey, remise, release and quitclaim unto my wife, **KATHERINE McMILLEN** (hereinafter "Grantee"), and her heirs, successors and assigns, a one-half (1/2) undivided interest as a tenant by the entireties with Grantor in Grantor's one-half (1/2) undivided interest as a tenant in common, in and to the following described tract (parcel) of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 746 on the Plan of Vernon Avenue Town homes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, of record in Instrument 200610240131877, said Register's Office, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, Reference is hereby made to the plan of Vernon Avenue Townhomes, as shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610240131877 for a more complete identification and description of said units.
>
> Being the same property in which a one-half (1/2) undivided interest as tenant in common was conveyed to Grantor herein Quitclaim Deed from D&S 615 Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190607-0054493, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 746 Vernon Avenue, Nashville, TN 37209.

As a result of this conveyance, a one-half (1/2) undivided interest as tenant in common in the property is vested in D & S 615 Properties, LLC, and the remaining one-half (1/2) undivided interest as tenant in common is vested in Grantor and Grantee, husband and wife, holding said remaining one-half (1/2) undivided tenancy in common interest as tenants by the entireties.

This conveyance is expressly subject to the Deed of Trust of record in Instrument No. 20190415-0034444 in said Register's Office.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 13th day of January, 2021.

Mark McMillen, Grantor

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 Mark McMillen, the within named bargainor, who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 13 day of January, 2021.

Commission Expires: ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature