Karen Johnson Davidson County
Batch# 572266 DEEDQC
02/10/2021 12:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019184

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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 5th day of February, 2021.

Notary Public
My Commission Expires: _____

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map Parcel No. |
|---|---|---|
| Meredith D. Billings<br>617A Eastboro Dr<br>Nashville, TN 37209 | New Owner | 091-09-0S-002.00 |

**FOR AND IN CONSIDERATION OF** the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEREDITH MCGINNIS N/K/A MEREDITH D. BILLINGS AND SETH BILLINGS** ("Grantors"), by these presents, do hereby quitclaim and convey unto **MEREDITH MCGINNIS N/K/A MEREDITH D. BILLINGS**, her heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit 2 of Homes on Maxon 1 and 2, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes on Maxon Land 2, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160715-0073110, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes on Maxon Land 2, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160715-0073110, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to SETH BILLINGS AND MEREDITH MCGINNIS, HUSBAND AND WIFE, by deed from WHITE PINES BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170124-0007838, dated January 23, 2017, as corrected by Scrivener's Affidavit in Instrument No. 20180111-0004005, dated January 11, 2018, said Register's Office.**

This is improved property, known as: **5914B Maxon Ave, Nashville, TN 37209**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

**Witness our hands this the 5th day of February, 2021, the bargaining party, having caused our names to be signed hereto on said day and date.**

**GRANTORS:**

**MEREDITH MCGINNIS N/K/A MEREDITH D. BILLINGS**

**SETH BILLINGS**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 5th day of February BS in the year 2021, before me, the undersigned Notary Public, personally appeared, **MEREDITH MCGINNIS N/K/A MEREDITH D. BILLINGS AND SETH BILLINGS,** the within named bargainors, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this 5th day of February, 2021.

Notary Public

My commission expires: _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

# True Copy Certification

I, Margaret Philpott, 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 me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23