Karen Johnson Davidson County
Batch# 592879 DEEDQC
03/17/2021 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210317-0035018

FS210136073- QCD

Commitment Number: IT201232720

After Recording, Send To:
Deborah Ann Gregory and Harry R. Rooks
3704 Estes Rd Unit H
Nashville, TN 37215

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
**DEBORAH ANN GREGORY** and **HARRY R. ROOKS**, 3704 Estes Rd Unit H, Nashville, TN 37215

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**116 12 0A 008.00**

## QUITCLAIM DEED

**DEBORAH ANN GREGORY** married to **Harry R. Rooks**, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **DEBORAH ANN GREGORY** and **HARRY R. ROOKS**, Wife and Husband, hereinafter grantees, whose tax mailing address is **3704 Estes Rd Unit H, Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 8 ON THE PLAN OF ESTES GLEN RESIDENTIAL CONDOMINIUM, PHASE II, OF RECORD IN BOOK 4885, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO INCLUDED IS AN UNENCUMBERED UNDIVIDED ONE-TWELVTH (1/12TH) OF ALL THE GENERAL COMMON ELEMENTS AS DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 4923, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED IN BOOK 4927, PAGE 793, SAID REGISTER'S OFFICE; THE CARPORT ADJACENT TO UNIT NO. 8 AS SHOWN ON THE PLAN ATTACHED AS**

**EXHIBIT "A" TO THE MASTER DEED AFORESAID; AND ANY PART OF OPEN SPACE SHOWN ON THE PLAN AFORESAID CLEARLY DELINEATED FOR INDEPENDENT USE ADJACENT TO AND IN CONNECTION WITH THE USE OF THE FOREGOING.**
**Property Address is: 3704 Estes Rd Unit H, Nashville, TN 37215**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 0605266 in the Register's Office of Davidson County, Tennessee.

In book 11547 pg 693 on 6/29/1999

Parcel ID: 116 12 0A 008.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Febru 2, 2024.

Deborah Ann Gregory
DEBORAH ANN GREGORY

Harry R. Rooks

STATE OF TN
COUNTY OF Davy

The foregoing instrument was acknowledged before me on 2.2, 2024 by **DEBORAH ANN GREGORY** and **Harry R. Rooks** who are personally known to me or have produced D.L as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of TN
County of Davis

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of Feb, 2024.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

(Seal)

Deborah Ann Gregory
Affiant

Deborah Ann Gregory
Print Name

Notary Public

My commission expires:
3.4.24

Derek Truelove
Print Name

CTIC# _____

State of Florida
County of Brevard

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $0.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 5th day of January, 2021.

Affiant Nichole Miller

Sworn and Subscribed before me, this 5th day of January, 2021.

Notary Public

My Commission Expires

2/10/2023

TARAN KING
Commission # GG 299911
Expires February 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Name and address of Property Owner:

Deborah Ann Gregory and Harry R. Rooks
3704 Estes Rd Unit H
Nashville, TN 37215

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:

Mutual of Omaha Mortgage, Inc.
1125 Ocean Avenue
Lakewood, NJ 08701

# True Copy Certification

I, Nichole Miller, 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.

Nichole Miller
Signature

State of Florida

County of Brevard

Personally appeared before me, Sharon K. Bell, a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Sharon K Bell
Notary's Signature

My Commission Expires: 02/07/2023
Notary' Seal (if on paper)

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.