THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Vincent & Julie Rowell
103 Highland Villa Drive
Nashville TN 37211

Karen Johnson Davidson County
Batch# 622008 DEEDQC
04/23/2021 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210423-0054814

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# QUITCLAIM DEED

**Removing from Trust/Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Vincent E. Rowell and Julie A. Rowell, Trustees of the Vincent and Julie Rowell Living Trust dated September 4, 2020,** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Vincent E. Rowell and Julie A. Rowell and Vincent G. Rowell, as Joint Tenants with Rights of Survivorship,** of 103 Highland Villa Drive, Nashville TN 37211, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103, as shown on the Plan of Highland Villa Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 7278, Page 312 as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467 Page 850, Book 7470 Page 153, Book 7600 Page 361, Book 8173 Page 84, Book 8199 Page 149, Book 8765 Page 610, Book 10871 Page 232, Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Parcel ID No: 161-14-0B-103-00

Also known by street and number as: **103 Highland Villa Drive, Nashville TN 37211**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

WITNESS Grantor's hand this 19 day of April, 2021.

Vincent E. Rowell
**Vincent E. Rowell, Trustee**

Julie A. Rowell
**Julie A. Rowell, Trustee**

STATE OF Tennessee
COUNTY OF Davidson

On this the 19 day of April, 2021, before me, the undersigned officer, personally appeared **Vincent E. Rowell and Julie A. Rowell,** known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

TREVOR STIRMEL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-21-2024

Notary Public

My Commission expires: _____

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Vincent E. Rowell
**Vincent E. Rowell, Trustee**

Julie A. Rowell
**Julie A. Rowell, Trustee**

State of Tennessee
County of Davidson

Subscribed and sworn before me this 19 day of April, 2021.

Notary Public

TREVOR STIRMEL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-21-2024

My Commission expires: _____

## 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 FL

County of BREVARD

Personally appeared before me, Matthew Eubanks 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.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (if on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.