Karen Johnson Davidson County
Batch# 636956 DEEDQC
05/14/2021 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065707

This Instrument Prepared By:
MOCKINGBIRD TITLE AND ESCROW
PO Box 60711
Nashville, Tennessee 37206
(615) 975-9174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2021.

NOTARY PUBLIC My Commission Expires: 6/18/23

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC CAROLYN D. DALE

QUITCLAIM DEED

New Owner & Address	Send Tax Bills To:	Map & Parcel No.:
Angela Randolph 1813 Pallas Drive Madison, TN 37115	FIFTH THIRD MORTGAGE 5001 Kingsley Drive MD: 1MOB2X Cincinnati, OH 45227	52-04-0-C-003.00CO

THIS INDENTURE made and entered into on this 13th day of May, 2021, between **ANGELA RANDLOPH,** a resident of Davidson County, Tennessee ("Grantor"), and **ANGELA RANDOLPH and VICTORIA MITCHELL,** residents of Davidson County, Tennessee (collectively "Grantee"), as tenants in common with rights of survivorship;

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property situated in Davidson County, Tennessee ("Property"):

Being Lot No. 3 on the plan of Ravenwood, of record in Instrument Number 20001211-0121554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Angela Randolph, their heirs and assigns, by Warranty Deed executed on April 20, 2010 from Lori L. Newberry, of record in Instrument Number 20100422-0030529, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20001211-0121554, Register's Office Davidson County, Tennessee.

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11540, page 67; and in Instrument Number 20001115-0113155, and

recorded in Instrument Number 20001227-0126010, Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20000728-0074569, Register's Office for Davidson County, Tennessee.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property.

This is improved property known as: **1813 Pallas Drive, Madison, Tennessee 37115**. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy in the address or description of location of the Property, the legal description herein shall control. The attorney preparing this Quitclaim Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the above-named preparer gives no opinion as to title.

The Grantor executes this Quitclaim Deed for the express purpose of granting survivorship rights to the Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 13th day of May, 2021.

ANGELA RANDOLPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, TERESA MORGAN, a Notary Public of the State of Tennessee and Davidson County, personally appeared ANGELA RANDOLPH, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named Grantor, and that he executed the foregoing instrument for the purposes contained therein, free of any undue influence, with complete capacity and of her own will.

WITNESS my hand and seal, at Nashville, Tennessee on this 13th day of May, 2021.

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Notary Public

My Commission Expires 7/3/2023

TRUE COPY CERTIFICATION

I, Teresa Morgan, do hereby make oath that I am 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 documents executed and authenticated according to law.

Teresa Morgan 5/13/2021

Signature/Date

State of Tennessee

County of Davidson

Personally appeared before me, R. Houston Akin, a notary public for this county and state, Teresa Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/6/22

Notary's Seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON