Karen Johnson Davidson County
Batch# 648404 DEEDQC
06/03/2021 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210603-0074315

Instrument Prepared By and Return to:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1211608

Address New Owners as Follows:
Allison A. Villa
716 Blue Brick Place
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNER

Map-Parcel:
064 12 0A 716.00 CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert M. Villa and Kristine J. Villa, husband and wife and Allison A. Villa, a single woman, as joint tenants with right of survivorship** hereinafter called the Grantor(s) hereby quitclaims and conveys their interest unto **Allison A. Villa, a single woman** hereinafter called the Grantee(s), her heirs and/or assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 716 of Fox Run Condominiums, Second Revision-Part of Section 2 and First Revision-Part of Section 1, a Horizontal Property Regime located on the plat of record in Book 6250, Page 118, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Villa and Kristine J. Villa, husband and wife and Allison A. Villa, a single woman, as joint tenants with right of survivorship by Warranty Deed from Herman Carter Harris, unmarried, dated 08/12/2020 and recorded 08/14/2020, of record in Instrument 202008140091369, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Robert M. Villa
Robert M. Villa

Kristine J. Villa
Kristine J. Villa

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert M. Villa and Kristine J. Villa** whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May 2021..

Notary Public

My Commission Expires: 6-7-23

MELONIE D HIXSON
Notary Public - Arizona
Maricopa County
Commission # 564946
My Comm. Expires Jun 7, 2023

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2021.

Notary Public

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

C:\Users\Mpepper\Documents\Quitclaim Deed doc Dooley.docx

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

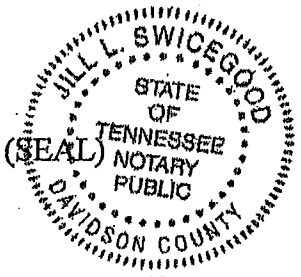
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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