Karen Johnson Davidson County
Batch# 653416 DEEDQC
06/10/2021 09:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210610-0078051

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8 DAY OF June, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 02/19/2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2314QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rickenbaugh Living Trust	NEW OWNER	117030H23100CO
316 West Romana Street	316 West Romana Street	
Pensacola, FL 32502	Pensacola, FL 32502	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD E. RICKENBAUGH AND MARY K. RICKENBAUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

DONALD E. RICKENBAUGH AND MARY K. RICKENBAUGH, AS CO-TRUSTEES OF THE RICKENBAUGH REVOCABLE LIVING TRUST UAD FEBRUARY 22, 2012, AS AMENDED OR RESTATED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Unit 231, and Garage 46, on the Plan of THE ENCLAVE AT HILLSBORO VILLAGE Condominiums, as established under Master Deed of record in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Donald E. Rickenbaugh and wife, Mary K. Rickenbaugh, from Lynora McPeters, unmarried by Warranty Deed of record in Document Number 20060821-0102778.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is Improved property known as 2600 Hillsboro Pike #231, Nashville, TN 37212

Witness my hand on this 1 day of June, 2021

Donald E. Rickenbaugh

Mary K. Rickenbaugh

STATE OF FLORIDA

COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Donald E. Rickenbaugh and Mary K. Rickenbaugh, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Donald E. Rickenbaugh and Mary K. Rickenbaugh executed the within instrument for the purposes therein contained. June 1st

Witness my hand and official seal at Pensacola, Florida, this 01 day of June, 2021

Notary Public

My Commission Expires: 08/30/2022

Domonique Whitehurst
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG254414
Expires 8/30/2022

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY