Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Trenton D. Pickett and Jennifer Mills Pickett **6658 Hastings Lane** **Franklin, TN 37069**	**Map/Parcel** **142 13 0B 189.00**	**Trenton D. Pickett and Jennifer Mills Pickett** **6658 Hastings Lane** **Franklin, TN 37069**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Mills Pickett (formerly known as Jennifer Anne Mills)** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Trenton D. Pickett and Jennifer Mills Pickett, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **7088 Northridge Drive, Nashville, TN 37221.**

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 701324 **DEEDQC**
08/19/2021 12:42:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210819-0112472

The actual consideration of this transfer is $-00-.

J. Ralph
Affiant

Subscribed and sworn to before me this 16 day of August, 2021.

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY

Notary Public
My Commission Expires: 4/6/2021

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 16 day of August, 2021.

Jennifer Mills Pickett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Mills Pickett (formerly known as Jennifer Anne Mills)**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 16 day of August, 2021.

Notary Public

My Commission Expires: 11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No 227 on the Plan of Riverside Phase 5B as of record in Instrument No. 20030212-0019415, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Anne Mills (now known as Jennifer Mills Pickett) by Warranty Deed dated October 20, 2005, of record as Instrument Number 20051026-0129439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, amended in Instrument No. 20040419-0044162;

Dedication of common area to Riverside Homeowners Association, Inc. of record in Instrument No. 20040608-0067842 and Instrument No. 20040608-0067844;

Charter of Incorporation of Riverside Homeowners Association, Inc. of record in Book 7829, page 703;

All matters appearing on the Plan of record as Instrument No. 20030212-0019415;

Easement for ingress and egress of record in Book 7103, page 48;

Easement for sewer line of record in Book 7803, page 642;

Easement of record in Book 6972, page 45;

Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, pages 275, 278 and 281 and Book 7803, page 642;and

. Agreement for grant of easement for conservation greenway recorded in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.