QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 875712 DEEDQC
06/22/2022 11:04:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220622-0071048

Y-P-22-3117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Milliken Trust c/o Danyliw & Mann Professional Corp., Nick Janssen	New Owner	
(NAME)	(NAME)	**015-14-0-061.00**
3190 Harvester Rd., Ste 202		
(ADDRESS)	(ADDRESS)	
Burlington, Ontario L7N 3T1		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBYN OTTOLINI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1367691 B.C. LTD, TRUSTEE (NOMINEE), OF THE MILLIKEN TRUST DATED JUNE 16, 2022** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of William Hills, Section 2 of record in Plat Book 4460, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchored Capital, PLLC by Substitute Trustee's deed from Rubin Lublin TN, PLLC of record in Instrument No. 20211109-0149338 Register's Office for Davidson County, Tennessee, dated November 03, 2021 and recorded on November 09, 2021.

Being the same property conveyed to Robyn Ottolini, a single woman, by Warranty Deed from Anchored Capital, PLLC of record in Instrument No. 20220622-0071040, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3117 Milliken Drive, Joelton, Tennessee 37080**.

Witness my/our hand(s) this the 17th day of June, 2022.

Robyn Ottolini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBYN OTTOLINI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2022.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212
615-383-2903