Karen Johnson Davidson County
Batch# 962870 DEEDQC
01/20/2023 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230120-0004694

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 19th day of ~~DECEMBER, 2022~~. January, 2023 @

Notary Public

My commission expires: 4-19-2026

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES R STEELMAN **STACY D STEELMAN**	**SAME**	**181050A11300CO**
3625 Genoa Dr.		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **DAVID WAYNE PITCOCK, AN UNMARRIED MAN** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **James R Steelman and Stacy D Steelman, husband and wife** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 113 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to David Wayne Pitcock, an unmarried man, as to a fifty percent (50%) undivided interest, and James R Steelman and Stacy D Steelman, husband and wife, as to a fifty percent (50%) undivided interest, the two halves as they relate to each other as tenants in common, with right of survivorship, by Warranty Deed from Mary Hudgens Leech, unmarried, dated September 29, 2022 and recorded October 3, 2022, of record in Instrument No. 20221003-0108965, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as **934 GOVERNORS COUT 113. ANTIOCH, TN 37013**

WITNESS my/~~our~~ hand(s) this 19th day of ~~DECEMBER 2022~~. January, 2023 @

DAVID WAYNE PITCOCK

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19 day of ~~DECEMBER~~ January 2023 before me personally appeared **DAVID WAYNE PITCOCK**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

ANNA LOWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 4-19-2026

Certificate of Authenticity

I, Grace Vance, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/23/23.
Date

Affiant Signature

1/19/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of January, 2022.

Notary's Signature

My Commission Expires: 4-19-23

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY