Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No title search was performed in the preparation of this document.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is:
$-0- M. Alexis Brannon
Affiant

Subscribed and sworn to before me, this 12th day of March, 2024.

Notary Public
My Commission Expires: My Commission Expires Sep. 21, 2026

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1110992
03/14/2024 09:41:43 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240314-0017641

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marjorie Kay Millette 4787 Foxtail Palm Drive Gulf Breeze, FL 32563	New Owner	104-04-0D-007.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Marjorie Kay Millette, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Marjorie Kay Millette, Trustee of the Marjorie Kay Millette Revocable Trust,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 3 of Lincoln Court Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as Exhibit C to the Master Deed record in Book 6942, Page 585, amended in Book 7357, Page 854, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartments, appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Marjorie Kay Millette, unmarried by Warranty deed from Heithaus Properties, LLC, of record in Instrument No. 20220613-0066805, Register's Office for Davidson County, Tennessee, dated June 9, 2022, and recorded on June 13, 2022.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2023 taxes that are due and payable, and 2024 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

This is improved property located at 1018 17th Avenue #3, Nashville, TN 37212.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2023.

M. Kay Millette
Marjorie Kay Millette

STATE OF Florida)
COUNTY OF Santa Rosa)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Marjorie Kay Millette, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of December, 2023.

Rebecca L Howell
Notary Public
My Commission Expires: _____

