Instrument prepared by: Martelia Crawford 101 S Jefferson Ave Cookeville, TN 38501	New Owner AND Person Responsible for Payment of Taxes: Donna Roney aka Donna Miller 934 Governors Court, Unit 114 Antioch, Tennessee 37013	Map-Parcel Number 181-05-0-A-114-00co

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 21 day of May 2024 by and between

Karen Johnson Davidson County
Batch # 1147134 DEEDQC
06/14/2024 08:00:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044471

VINCENT CHARLES RONEY

hereinafter called **GRANTOR**, and

DONNA MILLER RONEY aka, DONNA MARIE MILLER,

hereinafter called **GRANTEE.**

WITNESSETH: That for the consideration hereinafter expressed, the Grantor does hereby bargain, sell, quitclaim, remise, release, and convey to Grantee as result of a Final Divorce Decree entered May, 9, 2023, in Jackson County, Tennessee, the following described real estate, to wit:

The following tract or parcel of land, situated and lying in the Davidson County, State of Tennessee, described as follows, to-wit:

> **BEING** a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 114 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 part of the same property conveyed to Vincent C. Roney and Donna Roney, husband and wife, by Special Warranty Deed dated September 11, 2019, for the actual consideration of $176,900.00, map and parcel number 181-05-0-A-114-00co, of record in instrument No. 20190912-00922261, in said Register's Officer for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

(1) The Plan of record as set out on Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions of Mill Ridge Condominiums, a Condominium Development, of record in Instrument No.

20180222-0017118, said Register's Office, shows an Owner's Certificate, and is subject to all matters as forth therein.

(2) Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, of record in Instrument No. 20180222-0017118, said Register's Office

(3) Bylaws of Mill Ridge Condominiums, a Condominium Development, appended thereto in Instrument No. 20180222-0017118, said Register's Office.

(4) Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, said Register's Office.

(5) Declaration of Covenants, Conditions and Restrictions for the Master Regime of Mill Ridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0016771, and Attorneys Certificate in Instrument No. 20190726-0073876, said Register's Office.

(6) Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, said Register's Office.

(7) The flow of Mill Creek also known as Holt Creek.

(8) Easement for access to and from Mill Creek as of record in Book 2803 Page 42, said Register's Office.

(9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419 Page 526, said Register's Office.

(10) Stormwater Detention Agreement of record in Instrument No. 20061219-0156348, said Register's Office.

(11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061219-0156351, said Register's Office.

(12) A Slope Easement and Temporary Construction Easement as set out in the Deed to the State of Tennessee of record in Instrument No. 20171024-0108924, said Register's Office.

(13) Declaration of Restrictions and Covenants for Storm water Facilities and Systems as set out in the Maintenance Document for Mill Ridge of record in Instrument No. 20180212-0013648, said Register's Office. Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, said Register's Office.

(14) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as 934 Governors Ct. #114, Antioch, TN 37013

This instrument is not being prepared with a written title opinion, and the preparer accepts no responsibility and/or liability, as to liens, encumbrances, defects in title, or other such matters that would be disclosed by a title opinion.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last deed, and the preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries or such other matters that would be disclosed by a survey.

THE PREVIOUS AND LAST INSTRUMENT being a Special Warranty Deed, from Craighead Partners, LLC, a Tennessee limited liability company, ("Grantor") to VINCENT C. RONEY and Donna Roney, husband and wife, ("Grantee"), dated September 19, 2019, which deed duly appears of record in Instrument No. 20190912-00922261, Register's Office of the above county.

THE CONSIDERATION for this conveyance is Zero Dollars ($0.00) cash in hand paid; and other good and valuable considerations, including the settlement of divorce, the receipt and legal sufficiency of which is hereby acknowledged.

Vincent C. Roney

GRANTOR: VINCENT CHARLES RONEY

STATE OF TENNESSEE)
COUNTY OF Jackson)

Before me the undersigned Notary Public of said County and State, personally appeared **VINCENT CHARLES RONEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the within named bargainor, and that he being authorized to do so executed the forgoing instrument for the purposes therein contained, by signing his name.

DONA ELROD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF JACKSON

WITNESS my hand this 21st day of May 2024.

Sworn to and subscribed before me this 21st day of May 2024.

NOTARY PUBLIC
My Commission Expires 1-28-26