Davidson County DEEDQC
Recvd: 04/28/15 15:14 8 pgs
Fees:42.00 Taxes:0.00
20150428-0038036

This instrument prepared by:
**First American Title Insurance Company Mortgage Services Division-NTP**
**1591 Galbraith Ave, Suite 200**
**Grand Rapids, Michigan 49546**
**(800)540-7064**

File No.: **8520019n**

# QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the March 23, 2015, by and between **ROSE LYN NOLAND, AN UNMARRIED WOMAN FORMERLY KNOWN AS LYN NOLAND ROLLINS, AND THOMAS EDWARD ROLLINS, AN UNMARRIED MAN, BOTH WHO ACQUIRED TITLE AS WIFE AND HUSBAND**, party of the first part, and **ROSE LYN NOLAND, AN UNMARRIED WOMAN**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Madison**, County of **DAVIDSON**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **January 13, 2012** Deed of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20120113-0003544** in said Registor's office.

**X** The property is improved with an address of: **828 Neelys Bend Rd, Madison, Tennessee 37115**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Rose Lyn Noland

**ROSE LYN NOLAND F/K/A LYN NOLAND ROLLINS**

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, J Wayne Stillwell (name of notary public), **ROSE LYN NOLAND FORMERLY KNOWN AS LYN NOLAND ROLLINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd May, 2015.

J. WAYNE STILLWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-7-17

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

_____

Affiant

Subscribed and sworn to before me this the _____.

_____

Notary Public

My Commission Expires: _____

Thomas Edward Rollins

**THOMAS EDWARD ROLLINS**

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, J WAYNE SHILLWELL (name of notary public), **THOMAS EDWARD ROLLINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd March 2017

WAYNE SHILLWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-7-17

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00** .

_____

Affiant

Subscribed and sworn to before me this the _____.

_____

Notary Public

My Commission Expires: _____

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

TAX PARCEL NO.:
**052 06 0 085.00**

NAME AND ADDRESS OF A PROPERTY OWNER:
**ROSE LYN NOLAND**
**828 Neelys Bend Rd**
**Madison, Tennessee 37115**

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
**Freedom Mortgage Corporation**
**907 Pleasant Valley Ave #3**
**Mount Laurel, NJ 08054**

# EXHIBIT 'A'

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 76 AND 77 ON THE PLAN OF SECTION 1, MADISON HEIGHTS, OF RECORD IN BOOK 1424, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WESTERLY MARGIN OF TAHLENA AVENUE, AT THE COMMON CORNER OF LOTS 75 AND 76; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 388.3 FT. TO A POINT IN THE EASTERLY LINE OF LOTS 21; THENCE NORTHERLY WITH THE EASTERLY LINE OF LOTS 21, 22, 23 AND 24, 25 296 FT. TO THE SOUTHERLY MARGIN OF NEELY'S BEND ROAD; THENCE WITH THE MARGIN OF SAID ROAD, EASTWARDLY 448 FT. TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, SOUTHEASTWARDLY 39.27 FT. TO A POINT IN THE WESTERLY MARGIN OF TAHLENA AVENUE THENCE WITH THE MARGIN OF SAID AVENUE, SOUTHWARDLY 172.6 FT. TO THE BEGINNING.**

**INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THERE FROM IS THAT PORTION OF LAND CONVEYED TO DON J. FENN AND WIFE, SIENNA B. FENN, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED FROM NATTIE LOUSIE WASHER BANDY, A SINGLE PERSON, DATED NOVEMBER 28, 1984, RECORDED NOVEMBER 28, 1984, OF RECORD IN BOOK 6434, PAGE 690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBE AS FOLLOWS:**

**LAND IN THE TENTH (10TH) COUNCILMAN DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 OF THE RESUBDIVISION OF LOTS 76 & 77, MADISON HEIGHTS SUBDIVISION, SECTION 1, OF RECORD IN BOOK 6050, PAGE 119, REGISTER'S OFFICE, FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON ROD ON THE SOUTHERLY MARGIN OF NEELEY'S BEND ROAD, BEING THE COMMON CORNER OF LOT L AND LOT 2; THENCE WITH SAID ROAD SOUTH 70 DEG. 40' OR EAST 131.88 FEET TO AN IRON ROD; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND AN ARC OF 39.49 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 25 DEG. 32' 42' EAST 35.51 FEET TO AN IRON ROD ON THE WESTERLY MARGIN OF TAHLENA AVENUE; THENCE WITH SAID AVENUE SOUTH 19 DEG. 42' J6' WEST 39.10 FEET TO AN IRON PIPE; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF .96 FEET AND AN ARC OF 125.36 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 42' 16' WEST 125.13 FEET TO AN IRON PIPE AT THE NORTHEASTERLY CORNER OF LOT 75; THENCE NORTH 82 DEG. 34' 33' WEST 172.14 FEET TO AN IRON ROD; THENCE NORTH 19 DEG. 12, 01' EAST 224.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75+/- ACRES, MORE OR LESS.**

**Being all of that certain property conveyed to LYN NOLAND ROLLINS AND THOMAS EDWARD ROLLINS, WIFE AND HUSBAND from MICHAEL B. WOODS AND WIFE, JENNIFER M. WOODS, by deed dated 01/10/2012 and recorded 01/13/2012 IN INSTRUMENT NO. 20120113-0003544 of official records.**

**Commonly known as: 828 Neelys Bend Rd, Madison, TN 37115**

**APN #: 052 06 0 085.00 and 052 06 0 085.00**

NOLAND
49968162 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN TITLE INSURANCE CO.*
*1100 SUPERIOR AVENUE, SUITE 200*
*CLEVELAND, OHIO 44114*
*NATIONAL RECORDING*

**BILL GARRETT**
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Rose Lyn Noland
Affiant

Subscribed and sworn before me, this 15 day of April, 2015.

Notary

DERRICK W. WRIGHT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

# True Copy Certification

I, Melissa Fox ~~Lakeisha Arnold~~, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Melissa Fox

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany E. Washington, notary public for this county and state Melissa Fox who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec. 16, 2016

Notary Seal




