Bill Garrett Davidson County
Batch# 3899 DEEDQC
09/22/2017 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20170922-0097624

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of Sept, 2017.

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My commission expires 08/11/20

02-1708-50288

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kim Flowers 328 Cedarmont Drive Nashville, TN 37211	New Owner	162-13-0-092.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Roger Roberts, married,** hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Kim Flowers,** hereinafter the Grantee, all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Revised Section One, Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Rutledge by deed from Roger Roberts, a married man, and Donald R. Lee, a married man, dated February 13, 2004, recorded May 26, 2004, of record in Instrument No. 20040526-0061809, Register's Office for Davidson County, Tennessee. Kim Rutledge is now known as Kim Flowers.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 328 Cedarmont Drive, Nashville, TN 37211.

The subject property is not and never has been the principal residence of the Grantor nor his spouse or any dependant.

Witness my hand this 22nd day of September, 2017.

Roger Roberts

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Roger Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of Sept, 2017.

Julie Dyess
Notary Public

My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

#50288

True Copy Certification

I, Lavinia Tribble, 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

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble 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: 5-15-2021

{Notary Seal}

