(3)

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 28260 **DEEDQC**
11/20/2017 02:33:26 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20171120-0119048

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 ME ON THE 15th DAY OF NOV, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # ROSSO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Donald H. Rosso, Shirley J. Wheeler, Susan R. Polk, and Jessica Ann Rosso Savage	Same	04206000400
818 Nesbitt Lane		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
DONALD H. ROSSO AND SHIRLEY J. WHEELER AND SUSAN R. POLK AND JESSICA Ann ROSSO SAVAGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:
DONALD H. ROSSO AND SHIRLEY J. WHEELER AND SUSAN R. POLK AND JESSICA ROSSO SAVAGE, All AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 818 Nesbitt Lane, Madison, TN 37115

Witness our hand on this Wednesday, November 8, 2017

Donald H. Rosso

Donald H. Rosso

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DONALD H. ROSSO the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this Wednesday, November 8, 2017

Notary Public Lisa S. Allard

My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness our hand on this 9 day of 11, 2017

Shirley J. Wheeler

Shirley J. Wheeler

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 Shirley J. Wheeler, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 9 day of Nov 2017.

Notary Public Chad Bryson

My Commission Expires: 5-3-2018

CHAD BRYSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hand on this 9th day of November, 2017

Susan R. Polk

Susan R. Polk

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 Susan R. Polk, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 9 day of Nov 2017.

Notary Public Chad Bryson

My Commission Expires: 5-8-2018

CHAD BRYSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Witness our hand on this 9 day of November, 2017

Jessica Rosso Savage

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jessica Rosso Savage, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee, this 9 day of Nov. 2017.

Notary Public Patricia L Dean

My Commission Expires: May 27, 2019

PATRICIA L DEAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

ROSSO

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Bonnie-Brae, Section 2, of record in Book 2330, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 235 feet on the northwesterly side of Nesbitt, Drive .and extends back 229.8 feet on the northeasterly line-and 190.2 feet on the southwesterly line to a dead line, measuring 142.6 feet thereon.

Being the same property conveyed to Nancy B. Rosso* by deed from Donald H. Rosso, as recorded in Book 4375, Page 951 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

**Nancy B. Rosso having since died on September 6, 2017. Pursuant to Affidavit of Heirships of record in instrument number 20171120-0119046 and 20171120-0119047, Register's Office for Davidson County, Tennessee her sole heirs-at-law being Donald H. Rosso and Shirley J. Wheeler and Susan R. Polk and Jessica Ann Rosso Savage*