G#4788-2 BOX #14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 89020 DEEDQC
05/07/2018 08:37:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180507-0043150

State of Tennessee)
County of DAVIDSON)

The actual consideration for this transfer is $ -0- .

Cindy O'Neil
Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2018.

Katherine Goodson
Notary Public

My commission expires: March 10, 2019

(AFFIX SEAL)

KATHERINE GOODSON NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth W. Rhoten and Delores Rhoten	**"New Owners"**	**08401011700**
109 Beechwood Court		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kenneth W. Rhoten, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Kenneth W. Rhoten and wife, Delores Rhoten

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Section One, Rose Estates, of record in Book 3600, Page 37, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 41 fronts 80 feet on the easterly side of Rosebank Avenue and extends back between parallel lines 149 feet to a dead line.

BEING the same property conveyed to George A. Rhoten and wife, Geraldine H. Rhoten, by Deed from Carl Batson and wife, Bettye Batson, of record in Book 3807, Page 902, Register's Office for Davidson County, Tennessee. The said George A. Rhoten having died and the property was vested in Geraldine H. Rhoten as the surviving tenant by the entirety. And further conveyed to Kenneth W. Rhoten, reserving a life estate in Geraldine H. Rhoten, unmarried, by Quitclaim Deed dated July 22,

2015, from Geraldine H. Rhoten, unmarried, of record in Instrument No. 20150723-0072181, said Register's Office. Said interest is now solely vested in Kenneth W. Rhoten, the said Geraldine H. Rhoten died August 15, 2017.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **901 Rosebank Avenue, Nashville, TN 37206**.

Witness my/our hand(s) this 3rd day of **May, 2018.**

Kenneth W. Rhoten

Kenneth W. Rhoten

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 **Kenneth W. Rhoten,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee, this 3rd day of **May, 2018.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019