Karen Johnson Davidson County
Batch# 235066 DEEDQC
05/28/2019 10:37:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190528-0049968

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | MAP-PARCEL NUMBER |
|---|---|---|
| Ronald T. Rowe<br>311 Manzano Road<br>Madison, TN 37115 | New Owner | 052-03 0 179.00 |

FOR AND IN CONSIDERATION of a Final Decree of divorce of the Fourth Circuit Court for Davidson County, Tennessee, of record as number 19D148, I, KAREN L. ROWE, hereinafter referred to as Grantor, do hereby Quitclaim and convey unto RONALD T. ROWE, hereinafter referred to as Grantee, his heirs, successors, and assigns, all of my right, title, any interest in and to the following described tract or parcel of land in Davidson County, Tennessee, that I may have had as a result of my prior marriages to Grantee, to *wit*:

BEING Lot No. 1 on the Final Plat of Manzano Estates, of record in Plat Book 8250, Page 345, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Ronald T. Rowe by quitclaim deed from Karen L. Rowe, of record in Book 20101214-0099458, said Register's Office, per final decree of divorce of the Fourth Circuit Court for Davidson, County, Tennessee, number 10D3049, and being the same property conveyed to Ronald T. Rowe of record in Book 9759, Page 506, said Register's Office in 1995.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 311 Manzano Rd.; Madison, Tennessee 37115

THE said Ronald T. Rowe and Ronald Timmie Rowe is one and the same person. The said Karen L. Rowe and Karen Lonetta Rowe is one and the same person.

**THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 28th day of May 2019.

Karen L. Rowe, Grantor

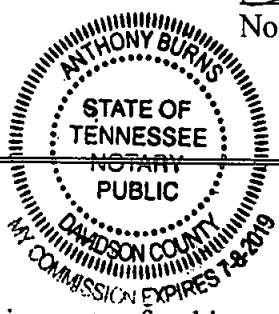
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Karen L. Rowe, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 28th day of May, 2019.

My Commission Expires: July 8, 2019

Notary Public




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transaction is $ -0- (divorce)

Karen L. Rowe, AFFIANT

SWORN TO and subscribed before
me on this the 28th day of May, 2019.

Notary Public

My Commission expires: July 8, 2019

