QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$10.00~~.

Affiant

Subscribed and sworn to me on August 19, 2019.

NOTARY PUBLIC
My Commission Expires:

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 275709 DEEDQC
08/23/2019 11:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190823-0084982

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	PARCEL #
Samantha Nelson 718 Thompson Lane Suite 108 Box #458 Nashville TN 37204	Samantha Nelson 718 Thompson Lane Suite 108 Box #458 Nashville TN 37204	062-2-A-198 CO

KNOW ALL MEN BY THESE PRESENTS that Roweane Howe, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Samantha Nelson, married, and Sandra Mclagan, married, hereinafter called **"GRANTEES,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 206, of the subdivision of River Trace Estate, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Roweane Howe from Patrick J. Postiglione by Warranty Deed in Instrument No. 20160726-0076782, Register's Office for Davidson County, TN.
>
> This property is known as 2765 River Bend Drive Drive, Nashville, TN 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on August 19, 2019.

Roweane Howe

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Roweane Howe, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of August, 2019.

Notary Public
My Commission Expires: October 7, 2019
(SEAL)

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Oct. 7 2019

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY