Karen Johnson Davidson County
Batch# 317080 DEEDQC
11/18/2019 02:55:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191118-0118842

Prepared by and Return to:
Lakeside Title & Escrow, LLC
854 Wren Rd.
Goodlettsville, TN 37072

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:
Robert Newland
109 Vandiver Drive
Madison, TN 37115

Send Tax Bills To:
Robert Newland
109 Vandiver Drive
Madison, TN 37115

Map and Parcel:
43-06-033

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Jamie Newland,** unmarried , hereinafter referred to as the "GRANTOR" and, **Robert Newland,** married , herein after referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Jamie Newland,** unmarried , has this day quitclaimed unto, **Robert Newland,** married , any right, title and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, shown as part of an unnumbered tract in Block "A" on the Revised Plan of Myatt & Eagan's Subdivision, as of record in Book 1424, page 107, said Register's Office and known as the southerly part of Lot No. 30 and the northerly part of Lot No. 31, Block "A" on a preliminary unrecorded Map of Myatt & Eagans Subdivision of Tract 8 and the west part of 9 of Anderson Land Improvement Company's property and described as follows:

Beginning at a point in the westerly margin of Vandiver Drive, 16 feet southeast of the common corner of Lots 29 and 30; thence southeasterly 179 feet to a point which is 16 feet from the westerly corner of said Lots in the east line of Lot 12; thence with the line of said Lot 12, southerly 35.2 feet to the corner of Lots 30 and 31, in the east line of Lot 12; thence along the east line of Lots 11 and 12, along the westerly line of Lot 31, southeasterly 32 feet to a point; thence northeasterly parallel to the line between Lots 31 and 32 and 18 feet north of the same, 187 feet to a point in the westerly margin of Vandiver Drive; thence with the margin of the same northerly 66 feet to the beginning.

Being the same property conveyed to Robert Newland and wife, Jamie Newland, by deed from Jane A. Russell, Executrix of the Estate of James W. Doyle, Jr, dated 10/29/1996, filed and recorded 11/06/1996 of record in Book 10250, Page 981, said Register's Office.

In Witness Whereof, the undersigned has hereunto set his hand on this the 8th day of November 2019.

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State ,**Jamie Newland**, 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 Warren County, Kentucky this 8th day of November 2019.

Jamie Newland

Notary Public

Commission Expiration 11-20-2022

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

Affiant

Subscribed and sworn before me this 8th day of November 2019.

My commission expires:
9/20/2021

Notary public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021