Karen Johnson Davidson County
Batch# 394750 DEEDQC
05/04/2020 09:45:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200504-0046152

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Christopher David Roaden and Michael David Roaden	(NAME) SAME	26-15-26
(STREET ADDRESS) 2304 Marsha Dr		
(CITY) (STATE) (ZIP) Madison, Tn 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Richard Thurman Roaden** Grantor, does hereby quitclaim and convey unto **Christopher David Roaden and Michael David Roaden,** Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in **DAVIDSON** County, Tennessee, as follows:

Being Lot No. 5, Section One, North Hill Estates, as of record in Book 3300, page 18, Register's Office for said County.

Said Lot No. 5 fronts 166.2 feet on the northwesterly side of Marsha Drive, and extends back 233.5 feet on the southerly line, and 375.4 feet on the northerly line, to a dead line in the rear, on which it measure 259.83 feet.

Being the same property conveyed to Thomas M. Roaden and wife, Peggy T. Roaden by Warranty Deed dated January 15, 1965 from Thomas S. Burnette, Jr and wife, Mary C. Burnette, recorded January 15, 1965, in Book 3851, Page 601, in the Register's Office of Davidson County, Tennessee.

The said Peggy T. Roaden having since died on January 31, 2015, leaving the property soley vested in Thomas M. Roaden. Thomas M. Roaden having since died intestate on October 6, 2018. Pursuant to the Order filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P327, the said Christopher David Roaden, Michael David Roaden and Richard Thurman Roaden were named as Heirs of Thomas M. Roaden. See Affidavits of Heirship recorded as Instrument Number 20200504-0046149, **Instrument Number** 20200504-0046150, **and Instrument Number** 20200504-0046151, **said Register's Office.**

The property address is: improved property located at 2304 Marsha Drive, Madison, Tn 37155
This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 00.00

Subscribed and sworn to before me this the 27th day of April 2020

My commission expires: 4/22/2021
(Affix Seal)

Affiant

Notary Public

Witness my hand this 27th day of April, 2020.

By:
Richard Thurman Roaden

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of April, 2020, before me personally appeared Richard Thurman Roaden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2020.

Notary Signature
My commission expires:

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires