9:10

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
JAY ROWELL
413 Janette Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 395801 DEEDQC
05/05/2020 01:59:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200505-0046877

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34-9-157

QUITCLAIM DEED

This instrument is made and entered into this the 27 day of April, 2020, by **ALBERT CHARLES ROWELL and wife, CAROL KLEIN ROWELL,** GRANTORS and **JAY ROWELL,** unmarried, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

A certain parcel or tract of land in Davidson County, Tennessee described as follows to-wit:
Being Lot No. 21 on the Plan of Gateway, Section II, as of record in Book 3300, Page 81, Register's Office for said County, as follows: Beginning at a point in the north margin of Janette Court, at the corner of Lots 20 & 21; thence with the line between said lots, northerly 153.4 feet to a point in the southerly line of Lot No. 12; thence with the southerly line of Lots 12 and 11, easterly 146.5 feet to the northwest corner of a cemetery thence with the westerly line of said cemetery, southerly 30 feet to the southwest corner of said cemetery; thence with the southerly line of said cemetery, easterly 30 feet to a point in the westerly margin of the L. & N. Railroad right of way; thence with said right of way, southerly 37 feet to a point at the corner of Lots 21 and 22 on said Plan; thence with the line of said lots, southwesterly 191 feet to a point in the easterly margin of Janette Court Turnaround; thence with the margin of the same, along a curve, northwesterly 41 feet to the point of beginning.

Being the same property conveyed to Albert Charles Rowell and wife, Carol Klein Rowell, by Warranty Deed from Jones Lumber Company, Incorporated, dated August 2, 1966, recorded August 3, 1066, in Book 4042, Page 836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions in Book 3434, Page 400 and to the easements and limitation shown on the map of record in Book 3300, Page 81, said Register's Office.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 413 Janette Court, Goodlettsville, Tennessee 37072

Executed on the date ~~first~~ above written.

ALBERT CHARLES ROWELL

CAROL KLEIN ROWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, ALBERT CHARLES ROWELL and wife, CAROL KLEIN ROWELL , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 4.19.21

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