Karen Johnson Davidson County
Batch# 412578 DEEDQC
06/10/2020 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200610-0059367

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Charles Bradley Rowlett and
Lauren Eileen Rowlett
1140 Riverbirch Way
Hermitage, Tennessee 37076

New Owner(S) Address &
Mail Tax Statements To:
Charles Bradley Rowlett and
Lauren Eileen Rowlett
1140 Riverbirch Way
Hermitage, Tennessee 37076

Property Tax ID#: 097-02-0A-102.00
File #: TN588096

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, CHARLES BRADLEY ROWLETT AND LAUREN EILEEN ROWLETT, A MARRIED COUPLE WHO ACQUIRED TITLE AS BRADLEY ROWLETT, AN UNMARRIED MAN AND LAUREN CLARK, AN UNMARRIED WOMAN, AS JOINT TENANTS- IN- COMMON, WITH RIGHT OF SURVIVORSHIP, as Grantor, hereby convey all rights, titles and interests that I may have in to CHARLES BRADLEY ROWLETT AND LAUREN EILEEN ROWLETT, A MARRIED COUPLE, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 097-02-0A-102.00

Property Address: 1140 Riverbirch Way, Hermitage, Tennessee 37076

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 12 day of May, 2020.

Charles Bradley Rowlett, who acquired title as Bradley Rowlett
CHARLES BRADLEY ROWLETT, WHO ACQUIRED TITLE AS BRADLEY ROWLETT

Lauren Eileen Rowlett, who acquired title as Lauren Clark
LAUREN EILEEN ROWLETT, WHO ACQUIRED TITLE AS LAUREN CLARK

STATE OF TN }
COUNTY OF Wilson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CHARLES BRADLEY ROWLETT, WHO ACQUIRED TITLE AS BRADLEY ROWLETT AND LAUREN EILEEN ROWLETT, WHO ACQUIRED TITLE AS LAUREN CLARK , the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

K.D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand and official seal this the 12 day of May, 2020.

Notary Public
My Commission expires: 2/8/23

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Charles Bradley Rowlett, who Aquired Title As Bradley Rowlett
Lauren Eileen Rowlett, who acquired title as Lauren Clark

K.D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this the 12 day of May, 2020.

Notary
My Commission expires: 2/8/23

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

The following property situate in Davidson County, State of Tennessee and described as follows, that is to say:

Land in Davidson County, Tennessee, being Lot No. 102 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" as of record in Instrument No. 20080510-0059689 in said Register's Office.

Being part of the same property conveyed to Bradley Rowlett, an unmarried man and Lauren Clark, an unmarried woman, as joint tenants- in- common, with right of survivorship, by Deed from Beazer Homes, LLC, dated September 19, 2005, and recorded September 20, 2017 in Instrument No: 20170920-0096331, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters