Karen Johnson Davidson County
Batch# 482849 DEEDQC
09/24/2020 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200924-0110060

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

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) James Allen Dowland Gwendolyn B. Dowland	(NAME) SAME AS NEW OWNER	115-15-95.00
(STREET ADDRESS) 1229 plantation Blvd	1229 plantation Blvd	
(CITY) Gallatin (STATE) TN (ZIP) 37066	(CITY) Gallatin (STATE) TN (ZIP) 37066	

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 **Matson H. Sanderson and Kimberly D. Sanderson, husband and wife** Grantor, does hereby quitclaim and convey unto **James Allen Dowland and Gwendolyn B. Dowland, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Sumner County, Tennessee, as follows:

Land in the Davidson County, Tennessee, being Lot No. 29 on the Plan of Section I, West Meade Farms, Inc. as of record in Plat Book 1424, Page 47, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matson H. Sanderson and Kimberly D. Sanderson by Deed dated July 6, 2005 from Ben Marett Rooke, III and wife, Jennifer C. Rooke, recorded July 14, 2005 as instrument number 20050714-0081896, Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 23 day of July, 2019.

BRANDI L WRIGHT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Affiant

My commission expires: 9/20/2022 (Affix Seal)

Notary Public Brandi L Wright

Witness my hand this 23 day of July, 2019.

Matson H. Sanderson

Kimberly D. Sanderson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of July, 2019, before me personally appeared **Matson H. Sanderson ~~and Kimberly D. Sanderson~~**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 23 day of Jan, 2019.

Notary Public

My Commission Expires: 6-20-2021

GEORGE I. WOODY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 20, 2021

State: TN
County: Davidson

On August 14, 2019, before me personally appeared Kimberly D. Sanderson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act & deed

Witness my hand and official seal this 14th day of August, 2019.

Notary Public

My commission expires 9/16/22

ERIN M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY