Karen Johnson Davidson County
Batch# 553960 DEEDQC
01/14/2021 09:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210114-0006286

NEW OWNER:

Mary Grace Hosey
310 Rolling Mill Rd
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map -Parcel Number:
054.14-028.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Richard Lawrence Wagner,** hereinafter called the Grantor, has quitclaimed to **Mary Grace Hosey**, hereinafter called the Grantee, her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Two Brandywine Farms as of redder in Plat Book 3700, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Lawrence Wagner and wife, Mary Grace Wagner by Warranty Deed from Ellen B. May and husband Jeffrey T. May, of record as Instrument 20030804-0109983, said Register's Office.

Pursuant to Final Divorce Decree of record with the Third Circuit Court for Davidson County, Docket Number 16D1953, Richard Lawrence Wagner and Mary Grace Wagner were divorced on January 3, 2018.

Mary Grace Wagner is now known as Mary Grace Hosey. Mary Grace Wagner and Mary Grace Hosey being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as 310 Rolling Mill Road, Old Hickory, TN 37122.

WITNESS SIGNATURE(S) this 13th day of January, 2021.

Richard Lawrence Wagner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Richard Lawrence Wagner,** 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 office, this 13th day of January, 2021.

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 4/22/23

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 13th day of January, 2021.

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 4/22/23

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY