Karen Johnson Davidson County
Batch# 602840 DEEDQC
03/30/2021 11:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041516

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Rosemary W. Rose	Same as new owner	Map 25
1146 Hitt Lane		Parcel 048.00
Goodlettsville, Tennessee 37073		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **MICHAEL WADE**, quitclaim and convey to **ROSEMARY W. ROSE**, all of my right, title and interest in and to the following described property:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Hitt Lane, 449.20 feet northwest of its intersection with Watts Road; thence North 19 deg. 15 min. West 98.10 feet to a point; thence North 46 deg. 46 min. West 236.73 feet to a point; thence North 3 deg. 13 min. East 23.60 feet to a point; thence North 2 deg. 44 min. East 246.10 feet; thence South 73 deg. 28 min. East 395.86 feet to a point; thence South 18 deg. 24 min. East 393.51 feet to a point; thence South 78 deg. 15 min West 100.59 feet to the point of beginning, containing 2.97 acres, more or less.

Being the same property conveyed to Rosemary W. Rose, a single woman and Michael Wade, a married man, by quitclaim from Rosemary W. Rose, a single woman, of record as Instrument 20170503-0043978, Register's Office for Davidson County, Tennessee.

This is not a residence of Grantor Michael Wade, his spouse or any dependent.

This is improved property known as 1146 Hitt Lane, Goodlettsville, Tennessee 37072

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 3/29/2021

Michael Wade

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Michael Wade**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 3/29/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Rosemary Ross

Affiant

Sworn to and subscribed before me this date: 3/29/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

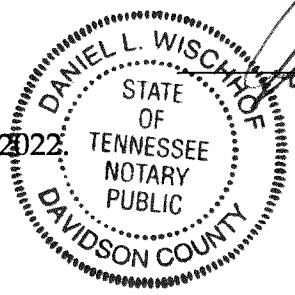
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.