Karen Johnson Davidson County
Batch# 691548 DEEDQC
08/05/2021 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105686

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Cynthia Rowland

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0654

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas J. Rowland, III Living Trust and Cynthia A. Rowland Living Trust	AmeriHome Mortgage Co., LLC	Map: 110020A04200CO
(NAME) 4099 Smotherman Lane	(NAME) P.O. 11733	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS JOHN ROWLAND, III AND CYNTHIA ANN ROWLAND, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS J. ROWLAND III, TRUSTEE OF THE THOMAS J. ROWLAND, III LIVING TRUST DATED SEPTEMBER 26, 1996 AND AS AMENDED AND RESTATED ON SEPTEMBER 21, 2016, AN UNDIVIDED FIFTY PERCENT (50%) INTEREST AND CYNTHIA A. ROWLAND, TRUSTEE OF THE CYNTHIA A. ROWLAND LIVING TRUST DATED SEPTEMBER 26, 1996 AND AS AMENDED AND RESTATED ON SEPTEMBER 21, 2016, AN UNDIVIDED FIFTY PERCENT (50%) INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 42 on the Plan of The Reserve at Seven Points of record in Instrument No. 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Thomas John Rowland, III and Cynthia Ann Rowland, husband and wife, by deed from Frank Batson Homes, Inc., of record in Instrument Number 202103090030621, Register's Office for said County.

This is improved property, known as 4099 Smotherman Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of August, 2021.

Thomas John Rowland, III

Cynthia Ann Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas John Rowland, III and Cynthia Ann Rowland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of August, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 4, 2021.

(AFFIANT) – Anita Lester

Date August 4, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 4, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY