aren Johnson Davidson County
Batch# 706460 DEEDQC
08/30/2021 09:26:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116349

File No. 0821-022

# QUITCLAIM DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL) My Commission Expires January 23, 2023

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **William Lee Rotenberry** | **SAME AS OWNER** | MAP 096 |
| (NAME) **2720 Old Elm Hill Pike** | (NAME) | GROUP 13 0 |
| (ADDRESS) **Nashville, Tennessee 37214** | (ADDRESS) | PARCEL 065.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

**William Lee Rotenberry, widower**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William Lee Rotenberry, unmarried,**
**and**
**Rachel Dawn Rotenberry, unmarried,**
**as tenants in common with rights of survivorship,**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 62 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for said County.

Said Lot No. 62 fronts 111.7 feet on the north side of Elm Hill Pike and runs back 174 feet on the west line and 178.2 feet on the east line to a deadline in the rear on which it measures 115 feet.

Being the same property conveyed to William Lee Rotenberry and wife, Mary Lynn Rotenberry, by Warranty Deed from G. L. Waynick and wife, Caroline A. Waynick, dated May 25, 1979 and filed of record in Book 5443, Page 403, in the Register's Office for Davidson County, Tennessee. The said Mary Lynn Rotenberry having since predeceased her husband on March 6, 2021 leaving William Lee Rotenberry sole owner by operation of law.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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 improved property known as **2720 Old Elm Hill Pike, Nashville, Tennessee 37214.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 23rd day of August, 2021.

William Lee Rotenberry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William Lee Rotenberry, with whom I am personally acquainted, (or who 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, at office, this 23rd day of August, 2021.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **0821-022**

**RETURN TO:**
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027