Karen Johnson Davidson County
Batch# 735656 DEEDQC
10/13/2021 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211013-0137703

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2020-2335

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

Affiant

Sworn to and subscribed to before me this 8 day of Oct. 2021.

Notary Public
My commission expires: 10-20-2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Name and Address of New Owner:
Patrick Laddell Gatlin
417 Rolling Mill Road
Old Hickory, TN, 37138

Send Tax Bills To:
Owner

Street Address of Subject Property:
417 Rolling Mill Road
Old Hickory, TN, 37138

Parcel ID:
064-02-0-075.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Traci Lashon Roberts, a single woman, as joint tenant with right of survivorship** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Patrick Ladell Gatlin, a single man** hereinafter called "**GRANTEE,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Brandywine Farms, Section 12, of record in Plat Book 4600, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 215 fronts 150 feet on the Northeasterly side of Rolling Mill Road and runs back 319.46 feet on the Northwesterly line and 349.29 feet on the Southeasterly line to a line in the rear which measures 130 feet.

Being the same property conveyed to Juanita Levis, a single woman, by Warranty Deed from David G. Hathcock and Cheryl W. Hathcock, husband and wife, of record in Instrument No. 20160913-0096161, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

Being the same property conveyed to Patrick Laddell Gatlin, a single man, by warranty deed of Juanita Levis, a single woman of record in Instrument #20210111-0004815, Register's Office, Davidson County, TN dated January 8, 2021, recorded January 11, 2021.

Being the same property conveyed to Patrick Laddell Gatlin, a single man and Traci Lashon Roberts, a single woman, as joint tenants with rights of survivorship, by quitclaim deed of Patrick Laddell Gatlin, a single man of record in Instrument 20210128-0012942, Register's Office, Davidson County, TN dated January 25, 2021, recorded January 28, 2021. Scrivener's Affidavit recorded in Instrument #20210201-0014269, said Register's Office.

WITNESS my hand this 8 day of Oct, 20 21.

Traci Lashon Roberts

Grantor – Traci Lashon Roberts

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Traci Lashon Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 8 day of Oct, 20 21.

NOTARY PUBLIC

My commission expires: 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Oct. 8, 2021

Signature 10/8/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of October, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024