Karen Johnson Davidson County
Batch# 800853 DEEDQC
02/07/2022 08:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220207-0013605

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Daniel R. Hinst	(NAME) "	025-07-0-026
(STREET ADDRESS) 405 Rosehill Court	(STREET ADDRESS) "	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Marcus Edward Rowe, a married man,** Grantor, does hereby quitclaim and convey unto **Daniel R. Hinst and Paige B. Hinst, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of SECTION III, RANCHWOOD ESTATES, as of record in Plat Book 3300, Page 59, said Register's Office.

Said Lot fronts 110 feet on the Southwesterly side of Rosehill Court and runs back 391.6 feet on the Northwesterly line and 460.5 feet on the Southeasterly line to a dead line, which is a broken line, on which it measures 153.3 feet.

Being the same property conveyed to Daniel R. Hinst and Paige B. Hinst, husband and wife and Marcus Edward Rowe, a married man by Deed dated May 27, 2016, recorded June 1, 2016, in Instrument Number 20160601-0054789, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 21st day of January, 2022. Affiant

My commission expires: 4-23-25 (Affix Seal) Notary Public

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand this 21st day of January, 2022.

Marcus Edward Rowe

STATE OF TN
COUNTY OF Davidson

On this 21 day of Jan, 2022, before me personally appeared Marcus Edward Rowe, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 24 day of Jan, 2022.

My Commission Expires:

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2022

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-21-2022 (date of document).

Affiant Signature

1-26-22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY