This instrument was prepared by:

Benjamin Lewis, Attorney
McCarter | East PLLC
316 W. Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 817127 DEEDQC
03/08/2022 09:31:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220308-0026090

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 7th day of Dec, 2021

Notary Public
My Commission Expires: 8-19-25

ERICA A FOGLE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Glenda B. Root 2532 Somerset Drive Nashville, TN 37217	**Same**	**135 16 O A 098.00 CO**

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 Grantee, and for the purpose of settling property rights in a divorce filed in the Chancery Court of Rutherford County, Tennessee (Docket No. 21CV-1826), the receipt and adequacy of which is hereby acknowledged, **THOMAS L. ROOT**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **GLENDA B. ROOT**, hereinafter called **Grantee,** her successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING ALL of Lot No. 99 on the Plan of Subdivision of Tracts 8, 9, and 10 of Nashboro Village, according to plat and survey of same appearing of record in Book 5200, Page 186, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Thomas L. Root and Glenda B. Root, husband and wife, by Warranty Deed from Gregory D. Woodard and Hilda K. Woodard dated May 2, 2017, and recorded on May 5, 2017, appearing of record in Instrument Number 20170505-0044640, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is made 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 easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **2532 Somerset Drive, Nashville, Davidson County, Tennessee 37217**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 16th day of December, 2021.

Thomas L. Root

THOMAS L. ROOT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **THOMAS L. ROOT**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 16th day of December, 2021.

Nancy Walters

NOTARY PUBLIC

My Commission Expires: 5/22/22

NANCY E. WALTERS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD CO