Karen Johnson Davidson County
Batch# 822619 DEEDQC
03/15/2022 12:30:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220315-0030067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Rita James, Affiant
Subscribed and sworn before me this the
15 Day of March, 2022
A. Hayes, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Rita James
AND WHEN RECORDED MAIL TO: Tax bill sent to
Rita James, Grantee(s)
1813 Wilson Camp Circle
Madison, TN 37115
Consideration: $ No Consideration
Property Transfer Tax: $
Assessor's Parcel No.: 081 15 0 216.00
PREPARED BY: Rita James certifies herein that he or she has prepared this Deed.

Rita James
Signature of Preparer

3-15-2022
Date of Preparation

Rita James
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 3-15-2022 in the County of Davidson, State of Tennessee by Grantor(s), Rita James, whose post office address is 1813 Wilson Camp Circle Madison, Tennessee 37115, to Grantee(s), MildredWMRoseLLC, whose post office address is 1813 Wilson Camp Circle Madison, Tennessee 37115,

WITNESSETH, that the said Grantor(s), Rita James, for good consideration and for the sum of ($_____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Vita James

Signature of Grantor

Vita James

Print Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Vita James

Signature of Grantee

Vita James

Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 3-15-2022, before me, Andrea Lyn Lassiter, a notary public in and for said state, personally appeared, Rita James

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Andrea Lyn Lassiter

Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

(Seal)

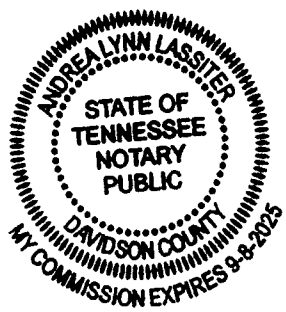


Exhibit "A"

Being the Westerly part of Lot 411 on the Map of D.T. McGavock and other addition of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot 411 fronts 50 feet on the South side of Cockrill Street and runs back between parallel lines 93 feet on the Westerly line and 108 feet, more or less, on the Easterly line of the North margin of Underwood Street on which it measusres 53 feet.

This legal description is identical with that in Deed of Trust recorded in instrument No. 20050316-0028831 in Register's Office of Davidson County, Tennessee.

Source of Title: 20121002-0089026