WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16463-DS

Karen Johnson Davidson County
Batch# 841415 DEEDQC
04/19/2022 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044472

Name and Address of New Owner:
Ruth Marie Rowland
3708 Tibbs Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-06-0-201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Henry Rowland,** "the Grantors," convey and quitclaim unto **Ruth Marie Rowland a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennesee, described as follows, to-wit:

Being Lot Number 5, Leonard Heights, recorded in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruth Rowland and husband, Jason Rowland by QuitClaim Deed from Ruth Rowland, recorded on August 8, 2003 and of record in Instrument No. 20030811-0114662, Register's Office for Davidson County, Tennessee.

Reference is hereby made pursuant to Final Decree of Divorce styled Ruth Marie Rowland v. Jason Henry Rowland, Docket No. 21CV-434 in the Chancery Court for Maury County, Tennessee at Columbia.

This is improved property known as 3708 Tibbs Drive, Nashville, TN 37211.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 1 day of April, 2022.

Jason Henry Rowland (SEAL)
Jason Henry Rowland

JAYMI M. RAY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

On this 1 day of April, 2022, before me personally appeared Jason Henry Rowland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of April, 2022.

Jaymi M Ray 2-28-2026
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section ~~67-4-409~~, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Henry Rowland
Affiant

JAYMI M. RAY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

Sworn to and subscribed before me this 1 day of April, 2022.

Jaymi M Ray
Notary Signature
My commission expires: 2-28-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/07/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

