THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
22-9001TN

Karen Johnson Davidson County
Batch# 873564 DEEDQC
06/17/2022 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220617-0069510

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Fredrick C. Rose and Scarla Rose	Fredrick C. Rose and Scarla Rose	043-06-0-081.00
320 May Drive	320 May Drive	
Madison, TN 37115	Madison, TN 37115	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Fredrick C. Rose,** hereinafter referred to as the "GRANTOR" and **Fredrick C. Rose, unmarried, and Scarla Rose, unmarried, joint tenants with right of survivorship**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollar's cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Fredrick C. Rose** has this day quitclaimed unto **Fredrick C. Rose, unmarried, and Scarla Rose, unmarried, joint tenants with right of survivorship**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 320 May Drive, Madison, TN 37115, County of Davidson

Being Lot No. 52 of Tract 14, of an unrecorded plan of a recorded plan in Book 1130, page 37, Register's Office of Davidson County, Tennessee, known as the Anderson Estates.

Said Lot begins at a point on the easterly margin of May Drive at the corner of Lots No. 51 and 52, being 365.2 feet more or less south of the southerly margin of Thornton Avenue; thence with line between Lots No. 51 and 52 eastwardly 174 feet to the common corner of Lots No. 51, 52, 45 and 44; thence of Lots No. 52 and 53; thence with line between Lots No. 52 and 53 westwardly 174 feet to the easterly margin of May Drive; thence with said Drive northwardly 90 feet to the beginning.

Being the same property conveyed to Fredrick C. Rose by Warranty Deed from Alta P. Dunman Wade, widow, dated 05/14/1996 and recorded 05/22/1996 in Book 10057, Page 293, in the Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 043-06-0-081.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 10th day of June, 2022.

Fredrick C. Rose

Fredrick C. Rose

Scarla Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fredrick C. Rose and Scarla Rose** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 10th day of June, 2022.

Notary Public

Commission Expiration 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

I, or we hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 10th day of June, 2022.

Notary Public
Commission Expiration 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Emily Elrod, 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 06/10/2022 (date of document).

Affiant Signature

06/10/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: 3-28-2024

NOTARY'S SEAL

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MARCH 28, 2026

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