QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 893190 DEEDQC
07/25/2022 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084714

STATE OF TN }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF July, 2022.

NOTARY PUBLIC

My Commission Expires: 6/4/2026

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY:

Bell Law, PLLC 112 30th Ave. N., Nashville, TN 37203
With information provided by the parties

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL N
Delia Roth	SAME	034-03-0-093 and 034-03-0-050.00
204 Twin Hills Drive		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ALL INFORMATION WAS PROVIDED BY THE PARTIES. NO TITLE EXAMINATION WAS CONDUCTED AND BELL LAW SETTLEMENT SERVICES, LLC DOES NOT WARRANT ANY OF THE INFORMATION PROVIDED ON THIS DEED.

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

KIMBERLY ANN ROTH

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

DELIA ROTH

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

See Attached Exhibit "A"

This is unimproved property, known as: **204 Twin Hills Drive, Madison, Tennessee 37115**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of July, 2022.

Kimberly Ann Roth
Kimberly Ann Roth

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

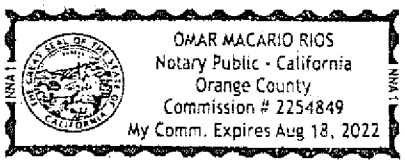
County of Orange

On 07/06/22 before me, Omar Macario Rios, notary public, personally appeared ***Kimberly Roth***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT 'A'

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF SHEPHER HILLS, SECTION NO. 3 OF RECORD IN PLAT BOOK 2900, PAGE 56, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT II:

A TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, IT BEING THAT PART OF THE A.J. COLEMAN TRACT LAYING ADJACENT TO THE SOUTH AND EAST BOUNDARIES OF SHEPHERD HILLS SECTION NO. 3 AND DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIPE IT BEING THE COMMON CORNER OF LOTS NUMBER 115 AND 114 OF THE ABOVE MENTIONED SUBDIVISION; THENCE NORTH 37 DEGREES 07 MINUTES WEST WITH THE BOUNDARY OF LOT NUMBER 114, 117 FEET TO AN IRON PIN THE CORNER OF LOT NUMBER 112; THENCE SOUTH 58 DEGREES 22 MINUTES EAST WITH THE BOUNDARY OF LOT NUMBER 112, 212 FEET TO AN IRON PIN ON THE MARGIN OF PROPOSED SPRING BRANCH DRIVE; THENCE SOUTHWARDLY 101.58 FEET WITH SAID MARGIN, IT BEING A CURVE TO THE LEFT HAVING A RADIUS OF 465 FEET TO AN IRON PIN; THENCE SOUTH 19 DEGREES 08 MINUTES WEST WITH THE MARGIN 44 FEET TO AN IRON PIN; THENCE NORTH 70 DEGREES 52 MINUTES WEST 251.8 FEET TO AN IRON PIN ON THE BOUNDARY OF LOT NUMBER 115; THENCE NORTH 19 DEGREES 44 MINUTES WEST WITH THE BOUNDARY OF LOT NUMBER 115, 24 FEET TO THE POINT OF BEGINNING CONTAINING 0.91 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY ANN ROTH BY WARRANTY DEED FROM FRNAK FILECCIA, UNMARRIED, AND JANE FILECCIA, UNMARRIED, RECORDED ON DECEMBER 31, 2018, OF RECORD IN INSTRUMENT NO. 20181231-0126260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 7/6/22 (date of document).

Affiant Signature

7/25/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026