Karen Johnson Davidson County
Batch# 898098 DEEDQC
08/03/2022 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220803-0088484

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Carl Rolston 1325 Rock Creek Trace Whites Creek, Tennessee 37189	New Owner	049-16-0A-060.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANDRA DUNN ROLSTON**, a single woman ("Grantor"), does hereby quitclaim and convey unto, **CARL ROLSTON**, a single man (the "Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1325 Rock Creek Trace, Whites Creek, Tennessee 37189. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

3rd **IN WITNESS WHEREOF**, the Grantor has caused this instrument to be dated and effective as of the ___ day of August, 2022.

GRANTOR:

Sandra Dunn-Rolston

Sandra Dunn Rolston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Sandra Dunn Rolston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 3rd day of August, 2022.

Notary Public

TAMMY L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/26

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Courtney Lutz Neal
AFFIANT

Subscribed and sworn to before me, this 3rd day of August, 2022.

NOTARY PUBLIC

TAMMY L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/26

EXHIBIT A

Legal Description

Being Lot No. 28 on the Plan of Willow Trace Subdivision, Phase Two, as of record in Plat Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl Rolston, by deed, of record in Instrument No. 20051107-0134572, Register's Office for Davidson County, Tennessee. Sandra Dunn Rolston is hereby conveying her marital interests in the Property.

This is improved property located at 1325 Rock Creek Trace, Whites Creek, Tennessee 37189.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated June 21, 2022.

CERTIFICATE OF AUTHENTICITY

I, Courtney Lutz Creal, 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 August 3rd 2022 (date of document).

Courtney Lutz Creal
Affiant Signature

8/3/22
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of August, 2022.

Alexandrea Hammersley
Notary's Signature

My Commission Expires: MAY 9, 2024

ALEXANDREA HAMMERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY