Karen Johnson Davidson County
Batch# 960887 DEEDQC
01/13/2023 09:23:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230113-0002962

This Instrument Prepared By:
Neil Barnes, Esq.
Baker Law Group, PLLC
P.O. Box 250, Charlotte, TN 37036
Prepared from information received from Grantor.
No title search requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, I, **KRISTIN DILLON**, by these presents do hereby quitclaim and convey unto, **LEAH MICHELLE ROTE**, my undivided interest in the following described tract of land together with any improvements thereon to wit:

ALL that certain lot, parcel, or tract of land, situate and lying in the City of Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of Gatewood, Section 1, as shown by Plat of record in Plat Book 3300, Page 48-51, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said Lot No. 154 fronts 75 feet on the easterly side of Marita Avenue (house No. 124) and runs back 228.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear on which it measures 80.9 feet thereon.

Being the same property conveyed to Leah Michelle Rote and Kristin Dillon by deed of record in Volume 20230113, at Page 0002961, in the Register's Office of Davidson County, Tennessee.

This is property is located at 124 Marita Ave., Goodlettsville, Tennessee 37072.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21 day of December, 2022.

Kristin Dillon
KRISTIN DILLON

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KRISTIN DILLON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, Tennessee, on this 21 day of December 2022.

NOTARY PUBLIC

ANGELA R. TYRONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05-07-24

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear or affirm that the actual consideration or value, for this transfer is $ -0- .

AFFIANT

Subscribed and sworn to before me this 10 day of January, 2022. 2023

NOTARY PUBLIC

TANYA M KOSINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires: 04/22/26

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ADDRESS NEW OWNER
AND SEND TAX BILLS TO:
Leah M. Rote
124 Marita Ave
Goodlettsville, TN 37072

Map Parcel No.
033 12 48.00