Karen Johnson Davidson County
Batch# 974795 DEEDQC
02/28/2023 08:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230228-0013844

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Caroline G. Krueger **733 Dickerson Pike,** **Goodlettsville, TN 37072**	**Caroline G. Krueger** **733 Dickerson Pike,** **Goodlettsville, TN 37072**	**025 00 0 061.00**

THIS INSTRUMENT, made and entered into this 27 day of ~~January~~ February 2023, by and between **Lori Ann Rauli,** *("Grantor")*, and **Caroline G. Krueger,** *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **LORI ANN RAULI,** Grantor, conveys and quitclaims all of her interest and all of her rights, title and interests, marital or otherwise, in and to the following parcel of described real estate, in Davidson County, State of Tennessee, to wit:

> A certain tract or parcel of land in the 10th Civil District of Davidson County, beginning at a point in the center of Highway No. 41-E (Dickerson Pike) and running north 85 degrees 45 minutes West 312.8 feet with line of O.M. and Addie Binkley, to a point; thence South 8 degrees 50 minutes West 85 feet to a point in Herbert Ellis' line; thence with said Ellis' line, South 87 degrees 45 minutes 299.2 feet to a point of beginning, this description according to a survey made September, 1945, by H.B. Fowlkes, Surveyor.
>
> Being the same property conveyed to Lori Ann Rauli and Caroline G. Krueger, from Lori Ann Rauli, by Quitclaim Deed dated July 26, 2010, and recorded July 27, 2010, of record in Instrument Number 20100727-0058835, Register's Office for Davidson County, Tennessee.

This is improved property known as **733 Dickerson Pike, Goodlettsville, TN 37072.**

And now, **LORI ANN RAULI,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* her property

interest into **CAROLINE G. KRUEGER.** The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **LORI ANN RAULI**, has hereunto set her hands on this the 24 day of January 2023.

LORI ANN RAULI, ***Grantor***

STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY OF DICKINSON)

Personally, appeared before me, Marcia M Peterson a Notary Public in and for said County and State, the within named **LORI ANN RAULI,** the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Iron Mountain, ~~Tennessee~~ Michigan this 24 day of January 2023.

Marcia M Peterson
Notary Public
My Commission Expires:

MARCIA M. PETERSON
~~NOTARY PUBLIC - STATE OF MICHIGAN~~
COUNTY OF DICKINSON
My Commission Expires July 01, 2026
Acting in the County of Dickinson

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **CAROLINE G. KRUEGER, *Grantee***

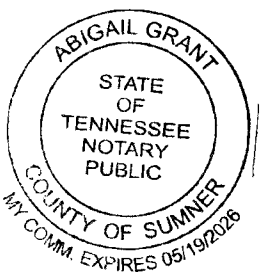
Caroline G. Krueger

CAROLINE G. KRUEGER

Subscribed and sworn to before me this 27 day of ~~January~~ February 2023.

Abigail Grant

Notary Public
My Commission Expires: 5/19/2026



Tennessee Certification of Electronic Document

I, James W. Cobb, 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 2/27/2023 (date of document).

Affiant Signature

2/27/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

