Karen Johnson Davidson County
Batch# 1017138 DEEDQC
06/21/2023 10:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230621-0046972

**THIS INSTRUMENT PREPARED BY:**
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Duane Roggendorff and<br>David Roggendorff<br>1708 Eastside Avenue<br>Nashville, TN 37206 | New owner | 094-02-0-066.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Duane Roggendorff, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Duane Roggendorff, an unmarried man, and David Roggendorff, a married man, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of United Electric Railway Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Duane Roggendorff, an unmarried man by Warranty Deed from Raquel Davila, an unmarried woman and Jessica Franco, an unmarried woman of record in Instrument No. 20210719-0096747, Register's Office for Davidson County, Tennessee, dated July 14, 2021, and recorded on July 19, 2021.**

**Being also known as 1708 Eastside Avenue, Nashville, TN 37206.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16 day of June, 2023.

Mason Damero
Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of June, 2023.

**Duane Roggendorff**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of June, 2023.

Notary Public

My Commission Expires: 09/07/26



## Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 21, 2023 (date of document).

Affiant Signature

June 21, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023