Karen Johnson Davidson County
Batch# 1019411 DEEDQC
06/27/2023 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230627-0048779

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Ann E. Rowland Joshua R. Edwards 3009 Wingate Ave. Nashville, TN 37221	New Owner	119 14 0 132.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2023.

Notary Public

My Commission Expires:
5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ann E. Rowland, married** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Ann E. Rowland, married, and Joshua R. Edwards, unmarried, as tenants in common with right of survivorship**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot number 45 on Plan of Tuggle Heights, of record in Plat Book 1130, page 90, 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 Ann E. Rowland, unmarried, by Warranty Deed from Perry E. Hytken and wife Beverly Ann Hytken, dated June 26, 1991 and recorded July 2, 1991 in Book 8389, page 31, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301 *et seq.*, or other similar statue.

This is improved property known as 3009 Wingate Avenue, Nashville, TN 37221.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this the 27th day of June, 2023.

GRANTOR:

Ann E. Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ann E. Rowland, the within named Grantor, with whom I am personally acquainted, and who, upon oath, stated that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 27th day of June, 2023.

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2024

Notary Public
My Commission Expires: 5-5-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/27/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/27/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

