Karen Johnson Davidson County
Batch# 1073878 DEEDQC
11/21/2023 08:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231121-0090389

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title and Escrow Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
John S. Anderson et ux
2530 Rob Taylor Rd
Lascassas TN 37085

**SEND TAX BILL TO:**
New Owner Address

MAP/PARCEL NO.:
**025 08 0 037.00**

# QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **John S. Anderson,** do hereby transfer, convey and quitclaim unto **John S. Anderson and Colleen Anderson, husband and wife, as tenants by the entirety**, their heirs and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in the 10th Civil District of **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 101 of Ranchwood Estates (formerly Rosehill Subdivision), Section 1,** as shown by plat and survey of record in Plat Book 2900, page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 101 fronts 155 feet on the southerly side of Rosehill Drive and extends back between lines 334.00 feet on the easterly line and 180.0 feet on the westerly line to a dead line in the rear on which it measures 219.2 feet thereon.

Being the same property conveyed to John S. Anderson by Quitclaim Deed from Melissa Anderson dated December 10, 2003, appearing of record in Instrument No. 20040109-0003717, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **IMPROVED** known as **214A Rosehill Drive, Goodlettsville, Tennessee 37072-1611**.

WITNESS MY HAND, this the **20th** day of **November, 2023.**

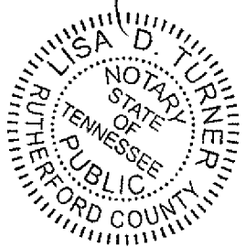
**John S. Anderson**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John S. Anderson**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 20th day of November, 2023.

Lisa D. Turner
NOTARY PUBLIC




My Commission Expires: 1/30/2024

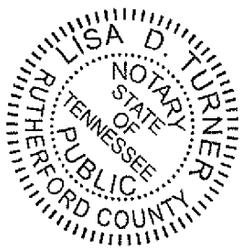
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

AFFIANT

Subscribed and sworn to before me on this 20th day of November, 2023.

Lisa D. Turner
NOTARY PUBLIC




My Commission Expires: 1/30/2024

**File No. 23107486**

## Electronic Document Certification

I, **Lisa D. Turner**, 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 November 20, 2023.

Lisa D. Turner

**Lisa D. Turner**

**Date:** 11-20-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 20th day of November, 2023.

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20th day of November , 2023.

Dawn Adcock
NOTARY PUBLIC

My commission expires: 2/22/25

**File #23107486**

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY