Karen Johnson Davidson County
Batch# 1083916 DEEDQC
12/19/2023 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231219-0097896

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid the receipt of which is hereby acknowledged, the undersigned, AMANDA STANTON, a single woman, and SHAWN MASON, a married man, as tenants in common with the right of survivorship, have this day bargained, sold, quitclaimed and conveyed and by these presents does hereby bargain, sell, quitclaim and convey unto AMANDA STANTON and MASON-ROTH, LLC, a Tennessee Limited Liability Company, as tenants in common with the right of survivorship, and unto its heirs and assigns, all of their interest in and to the following described real estate, to-wit:

Land situated in Davidson County, Tennessee:

Lot 71, Plan of Gateway, Section I, as shown on plat of record in Plat Book 3300, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

This conveyance is subject to:

- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3344, Page 582, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Amanda Stanton, a single woman, and Shawn Mason, a married man, as tenants in common with the right of survivorship, by Warranty Deed of Joyce Martin, Personal Representative for the Estate of Edna L. Martin, dated September 12, 2023, and of record in Instrument No. 202309140072034, in the Register's Office for Davidson County, Tennessee.

This instrument prepared by: Carroll Anderson & Foust. LLP, 918 West First North Street, Morristown, Tennessee 37814

Any examination of title, title search or title insurance policy will be evidenced by a separate document, certificate or policy. By this instrument preparer makes no representations as to title or survey. Failure to promptly record this instrument may seriously impair your rights. mrk

IN WITNESS WHEREOF, the undersigned have caused their hands to be set on this 6 day of November, 2023.

Amanda Stanton
AMANDA STANTON

SHAWN MASON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the state and county aforesaid, AMANDA STANTON, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 6 day of November, 2023.

NOTARY PUBLIC

My commission expires: 07/07/2025

CARLOS ALBERTO GONZALEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

This instrument prepared by: Carroll Anderson & Foust, LLP, 918 West First North Street, Morristown, Tennessee 37814

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STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public in and for the state and county aforesaid, SHAWN MASON, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said county this 7th day of December, 2023.

Amanda Roach
NOTARY PUBLIC

My commission expires: 5-26-27

AMANDA J. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Mason-Roth, LLC, 441 Janette Avenue, Goodlettsville, TN 37072
NAME AND ADDRESS OF PROPERTY OWNER(S)

(SAME)
NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES

033/12/0/137.00
TAX PARCEL IDENTIFICATION NO.

I hereby swear or affirm that the actual or true value of this transfer, whichever is greater is $0.

Affiant

Subscribed and sworn to before me this 7th day of December, 2023.

Amanda Roach
NOTARY PUBLIC

My commission expires: 5-26-27

AMANDA J. ROACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

This instrument prepared by: Carroll Anderson & Foust, LLP, 918 West First North Street, Morristown, Tennessee 37814

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# True Copy Certification

I, Mahala Kinkead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11-6-2023 (date of document).

Mahala Kinkead
Signature

12-19-2023
Date

State of Tennessee
County of Hamblen

Sworn to and subscribed before me this 19th day of December, 2023.

Notary's Signature

My Commission Expires: 6/29/2024

Notary' Seal (if on paper)

