QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1094183 DEEDQC
01/25/2024 03:29:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240125-0005267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
25 Day of January, 20 24
Rudy M. Ward, Deputy Register

DAY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Rosenberg	Same	
(NAME)	(NAME)	43 6 316
552 Singer Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MATTHEW ROSENBERG AND KATIE STRANGE F/K/A KATIE ROSENBERG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MATTHEW ROSENBERG, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER ONE HUNDRED NINETY ONE (191) ON THE PLAN OF MADISON PARK, SECTION EIGHT (8), AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4300, PAGE 117, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW ROSENBERG AND KATIE ROSENBERG, HUSBAND AND WIFE, BY WARRANTY DEED FROM DAVID LEE COOK, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20130502-0044147, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED 22ND DAY OF APRIL, 2013.

THE SAID MATTHEW ROSENBERG AND KATIE ROSENBERG HAVING SINCE DIVORCED AND ARE NOW BOTH SINGLE.

THE SAID KATIE ROSENBERG IS N/K/A KATIE STRANGE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter***

This is
( ) unimproved
(X) improved

Property known as **552 Singer Drive, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 14 day of December, 20~~17~~ 23

KATIE STRANGE F/K/A KATIE ROSENBERG

MATTHEW ROSENBERG

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATIE STRANGE F/K/A KATIE ROSENBERG**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of December, 20~~17~~ 23

Notary Public

My Commission Expires: 02/01/2024

WILLIAM T MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164004227
MY COMMISSION EXPIRES FEBRUARY 1, 2024

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW ROSENBERG**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of January, 20~~17~~ 24

Notary Public

My Commission Expires: 08/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212