Karen Johnson Davidson County
Batch# 1127867 DEEDQC
04/26/2024 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240426-0030512

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Lynn Rottero	SAME	29-00-0-199.00
809 Due West North		
Madison, TN 37115		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Daniel Lynn Rottero** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey all my right, title, and interest unto **Daniel Lynn Rottero and Lydia Frey, husband and wife**, hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached EXHIBIT A

This is ( ) improved property known as:
(X) unimproved property known as: **6451 Alessio Road, Joelton, TN 37080**

Witness my hand this 16 day of April, 2024:

Daniel Lynn Rottero

STATE OF **TN**

COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Daniel Lynn Rottero,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 16th day of April, 2024.

Notary Public

My Commission Expires: 10/21/24

NELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

EXHIBIT A

The following paragraph describes a tract of land in the 14th Civil District of Davidson County, Tennessee, said tract being a portion of that property, which was conveyed to Daniel Lynn Rottero and Monte Neal Rottero, by James C. Midgett, Jr., Trustee, in a deed of record which is recorded in Deed Book 7778, Page 554, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the westerly margin of Alessio Road, the northeast corner of a tract of land which belongs to Charles D. Craddock, Sr., having a deed reference in Instrument Number (I.N.) 20031211-0177561, RODCT, the southeast corner of this tract and continuing, as follows:
S 75°20'02" W, 74.95 feet to a point in the center of a drain, a corner of said tract of land which belongs to Charles D. Craddock, Sr.;
thence continuing with the boundary of said tract of land which belongs to Charles D. Craddock, Sr. and generally with the center of said drain, as follows:
N 80°11'55" W, 46.50 feet;
thence, N 62°38'59" W, 71.78 feet to a point a corner of said tract of land which belongs to Charles D. Craddock, Sr., at the intersection of the center of said drain and the easterly side of a pond;
thence across said pond, N 74°04'16" W, 155.20 feet to a point a corner of said tract of land which belongs to Charles D. Craddock, Sr., at the intersection of the westerly side of said pond and the center of a second drain, as follows:
thence continuing with the boundary of said tract of land which belongs to Charles D. Craddock, Sr., and generally with the center of said second drain, as follows:
S 86°27'06" W, 15.12 feet;
thence, N 47°56'27" W, 25.08 feet;
thence, N 26°39'32" W, 41.49 feet;
thence, N 52°28'40" W, 58.65 feet;
thence, N 76°29'45" W, 42.03 feet;
thence, N 44°44'23" W, 26.71 feet;
thence, N 77°40'09" W, 123.42 feet;
thence, N 74°22'13" W, 34.01 feet;
thence, S 86°04'52" W, 32.48 feet;
thence, N 88°39'04" W, 33.89 feet to the intersection of the center of said second drain and a branch, a corner of said tract of land which belongs to Charles D. Craddock, Sr.;
thence continuing generally with the center of said branch, as follows:
N 02°01'28" E, 27.13 feet;
thence, N 15°31'33" E, 60.52 feet;
thence, N 04°03'02" E, 31.96 feet;
thence, N 35°47'22" E, 24.95 feet;
thence, N 08°53'15" E, 48.29 feet;
thence, N 04°45'25" W, 41.15 feet;

thence, N 25°29'32" E, 15.08 feet to a point in the center of said branch, a corner of a tract of land which belongs to Gregory Victor Struemph, having a deed reference in I.N. 20100702-0052008, RODCT;
thence, S 86°00'33" E, passing a witness pin (new) at 35.00 feet, and continuing on in all, 292.89 feet to a one inch pipe (old), a common corner of said tract of land which belongs to Gregory Victor Struemph, and a tract of lane which belongs to Theresa Gail Wood, having a deed reference in I.N. 20061130-0147696, RODCT;
thence with the boundary of said tract of land which belongs to Theresa Gail Wood, as follows:
S 79°53'33" E, 222.92 feet to an iron pin (old);
thence, N 03°23'53" E, 297.77 feet to an iron pin (new), in the southerly margin of Cantanrutti Road, a corner of said tract of land which belongs to Theresa Gail Wood;
thence with the southerly margin of Cantanrutti Road, as follows:
with a curve to the left, having a radius of 349.54 feet, an arc distance of 118.42 feet, and a chord bearing and distance of S 78°42'55" E, 117.85 feet to an iron pin (new);
thence, S 88°25'13" E, 4.28 feet to an iron pin (old) at the intersection of the southerly margin of Cantanrutti Road and the westerly margin of Alessio Road;
thence with the westerly margin of Alessio Road, as follows:
S 04°49'31" E, 280.73 feet to an iron pin (new);
thence with a curve to the right, having a radius of 1202.50 feet, an arc distance of 156.89 feet, and a chord bearing and distance of S 01°05'15" E, 156.78 feet to an iron pin (new);
thence, S 02°39'01" W, 234.27 feet, to the point of beginning, containing **6.18 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated February 27, 2024.

The above described tract of land may be found on Tax Map 29, Parcel 199, in the Tax Assessor's Office for Davidson County, Tennessee.

File: Steve\240047L

Being the same property conveyed to Daniel Lynn Rottero and Monte Neal Rottero by Deed of record in Book 7778, page 554, recorded on 2/24/1989, Register's Office for Davidson County, Tennessee.

Monte Neal Rottero having since died on 2/24/2021, leaving as his sole heir at law Daniel Lynn Rottero as set forth in Affidavits of Heirship of record in Book ____*_____, page _____, recorded on _____, and Book _____*_____, page _____, recorded on _____, Register's Office for Davidson County, Tennessee.

* 202404260030510 * 202404260030511

Tennessee Certification of Electronic Document

I, Linzi Lehn, 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 4/16/2024 (date of document).

Affiant Signature

4/26/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024