Karen Johnson Davidson County
Batch# 1128692 DEEDQC
04/29/2024 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240429-0031017

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/24/27
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

05-NSH24-07526

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rachel Elizabeth Belfiglio 116 Vandiver Drive Madison, TN 37115	New Owner	043 12 0 62.00

QUITCLAIM DEED

THIS INDENTURE made between, **Joshua Daniel Cleveland**, hereinafter "First Party", and **Rachel Elizabeth Belfiglio, AKA Rachel Clevelend**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, Being Lot No(s). 12 and 13 on the unrecorded map of VANDIVER'S SUBDIVISION of the Easterly one-half of Lot No. 9 of the SURVEY OF ANDERSON TRACT, of record in Book 1130, Page 37, Register's Office for said County, and described according to a copy of a survey by Ewell Anderson, Surveyor, in July 1944, as follows:

Beginning at a point on the Easterly margin of Vandiver Drive, the common corner of Lots No. 13 and 14; thence with the line between said Lots, Eastwardly 214.0 feet to the low water mark of Cumberland River; thence down said River, Southeasterly 100.2 feet to the corner of Lot No. 11; thence with the line between Lots Nos. 11 and 12, Westerly 228.2 feet (erroneously referred to as 226.2 feet in prior conveyance) to the Easterly margin of Vandiver Drive; thence with the margin of same, Northerly 100.0 feet to the beginning.

Being the same property conveyed to Joshua Daniel Cleveland and Rachel Cleveland, husband and wife, by Warranty Deed from Albert F. Koch, III, an unmarried man, of record in Instrument No. 20220617-0069580, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022, and recorded on June 17, 2022. Also find the Divorce Decree in Docket No. 23D888 in the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Albert F. Koch, III, An Unmarried Man, by Warranty Deed from Jedd Hughes and Allison Klein, Husband and Wife, of record in Instrument No. 20201012-0118177, in the Register's Office of Davidson County, Tennessee, dated October 08, 2020 and recorded on October 12, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 116 Vandiver Drive, Madison, TN 37115.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 29th day of April, 2024.

Joshua Daniel Cleveland

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua Daniel Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of April, 2024.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 29th, April 2024.

Custodian's Signature — 04/29/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 29 day of April 2024.

Notary Public

MY COMMISSION EXPIRES:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027