Karen Johnson Davidson County
Batch# 1172065 DEEDQC
08/19/2024 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240819-0063532

NEW OWNER:

Michael Deitz, Sr. and Marsha Deitz
2245 Gallop Ln
Goodlettsville, TN

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 01600027300

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **MARSHA E. KLIEGER GARCIA, now known as Marsha Deitz,** hereinafter called the Grantor, has quitclaimed to the **MICHAEL DEITZ, SR. and MARSHA DEITZ, husband and wife,** hereinafter called the Grantee, their heirs and/or assigns, all of her interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, Final Plat, Saddleback Farms, as of record in Plat Book 9700, Page 331-333, and amended in Book 10455, page 832 and further amended in Book 10455, page 840, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marsha E. Klieger Garcia, a Single Person, by Warranty Deed from Travis Daniel Craig and Mary Patricia D. Craig, Husband and Wife, dated December 30, 2011, of record as Instrument 20120104-0000823, Register's Office for Davidson County, Tennessee.

Marsha E. Klieger Garcia and Marsha Deitz are one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 19th day of August, 2024.

Marsha E. Klieger Garcia now known as Marsha Deitz

MARSHA E. KLIEGER GARCIA, now known as Marsha Deitz

STATE OF TENNESSEE
COUNTY OF WILSON_

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Marsha E. Klieger Garcia, now known as Marsha Deitz,** 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 at office, this 19th day of August, 2024.

Celia Stewart Rouse
Notary Public

My commission expires: 5/2/27

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Celia Stewart Rouse
Affiant

Sworn to and subscribed to before me, this the 19th day of August, 2024.

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

Notary Public

My commission expires:

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/19/24.

Date

Celia Stewart Rouse

Affiant Signature

8/19/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19th day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

