****

ADDRESS NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL**
Charlene Ros		097-08-019.00
6032 Port Anadarko Trail	Same	
Hermitage, TN 37076		

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee
FROM INFORMATION BY OTHERS

Karen Johnson
Batch # 1178065
09/05/2024 08:25:43 AM
Fees: $13.00 Taxes: $129.50

Davidson County
DEEDQC
2 pgs

20240905-0068225

QUIT CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Russell Vacherlon, hereinafter called the Grantor, by these presents do hereby quitclaim and convey unto Charlene Ros, her successors and assigns, all right, title, and interest in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Section 8, Lake Park of record in Plat Book 4885, Page 184, in the Register's Office for Davidson Count, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property, conveyed to Charlene Ros and Russell Vacherlon by Warranty deed from James A. Barnett and wife, Donna M. Barnett of record in Instrument Number 20201209-0143667, Register's Office for Davidson County, Tennessee, dated November 13, 2020, and recorded on December 9, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6032 Port Anadarko Trail, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Witness my hand this 6 day of AUGUST, 2024.

Russell Vacherlon

Russell Vacherlon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrie Dowell, a Notary Public in and for said County and State, the within named Russell Vacherlon, 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 at Nashville, Tennessee, this 6th day of August, 2024.

SHERRIE DOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sherrie Dowell
NOTARY PUBLIC

My Commission Expires: 9-23-25

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transaction is $35,000.00 and other good and valuable consideration.

Subscribed and sworn to me this 6th day of August 2024

Russell Vacherlon
RUSSELL VACHERLON

Sherrie Dowell
NOTARY PUBLIC

My Commission Expires: 9-23-25

SHERRIE DOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY