(5)

QUITCLAIM DEED

CTO-2024-675

Karen Johnson Davidson County
Batch# 1192789 DEEDQC
10/11/2024 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241011-0079022

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st **Day of** October, ~~2024~~.

TONI-LEE CRAWLEY Notary Public STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 9/28/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsie Rowland	**SAME AS NEW OWNER**	
(NAME) **11110 Maidenfair Drive**		**150-01-0-024**
(ADDRESS) **Tomball, TX 77375**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

SIDNEY REID ROBERTS, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

KELSIE ROWLAND, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY RIGHT, TITLE AND INTEREST IN AND TO THAT CERTRAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in DAVIDSON County, TENNESSEE and being more particularly described as follows , to wit:

Land in Davidson County, Tennessee, being Lot 223 on the plan of Edge-O-Lake-Estates, Section One of record in Plat Book 3600, Page 43, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dawn McCormick and Kelsie Rowland by Warranty Deed from Jorge A. Martinez of record in Instrument No. 20220817-0093211 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 17, 2022. Dawn McCormick is now deceased having died intestate on December 12, 2022. Her sole heirs are her children, Kelsie Rowland and Sidney Reid Roberts.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On October 01, 2024 before me, Bonnie J. Dawson notary public
(insert name and title of the officer)

personally appeared Sidney Reid Roberts,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BONNIE J. DAWSON
COMM. # 2419653
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 7, 2026

Signature Bonnie J. Dawson (Seal)

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 10/1/24.

John M. Lee, Attorney

Date: 10/1/24

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1 day of October 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY