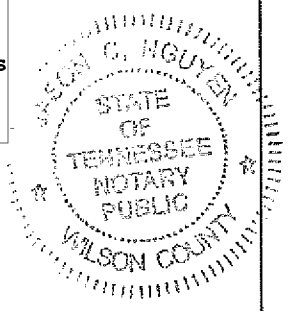
REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1196529 DEEDQC
10/22/2024 10:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241022-0081973



OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF October, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

*New owner + tax bills: Jacob Eric Roth and Sarah Elizabeth Roth
301 Bowwood Drive, Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO: (SAME)
301 Bowwood Drive
Nashville TN 37217
~~Jacob Eric Roth~~
~~Sarah Elizabeth Roth~~

NEW OWNER:
Jacob Eric Roth
Sarah Elizabeth Roth
301 Bowwood Drive
Nashville, TN 37217

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 10th day of October, 2024 between GAURAV SHETTY AND HALEY BECKHAM SHETTY, husband and wife (hereinafter referred to as "GRANTOR") and JACOB ERIC ROTH AND SARAH ELIZABETH ROTH, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Being a portion of Lot No. 152 to be added to Lot No. 151 as set forth in deeds of record in Instrument No. 20240813-0061543 and Instrument No. 20150922-0096174, in the Register's Office for Davidson County, Tennessee, **and as shown by plat attached hereto as Exhibit "A" which is incorporated herein by reference.**

Being a portion of the same property conveyed to Gaurav Shetty and Haley Beckham Shetty by Instrument No. 20150922-0096174, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Jacob Eric Roth and Sarah Elizabeth Roth by Instrument No. 20240813-0061543, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 119-04-0-137.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 301 Bowwood Drive, Nashville, TN 37217.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantee has set its hand(s) the date first above-written.

JACOB ERIC ROTH

SARAH ELIZABETH ROTH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JACOB ERIC ROTH AND SARAH ELIZABETH ROTH, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 10th day of October, 2024.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

GAURAV SHETTY

HALEY BECKHAM SHETTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

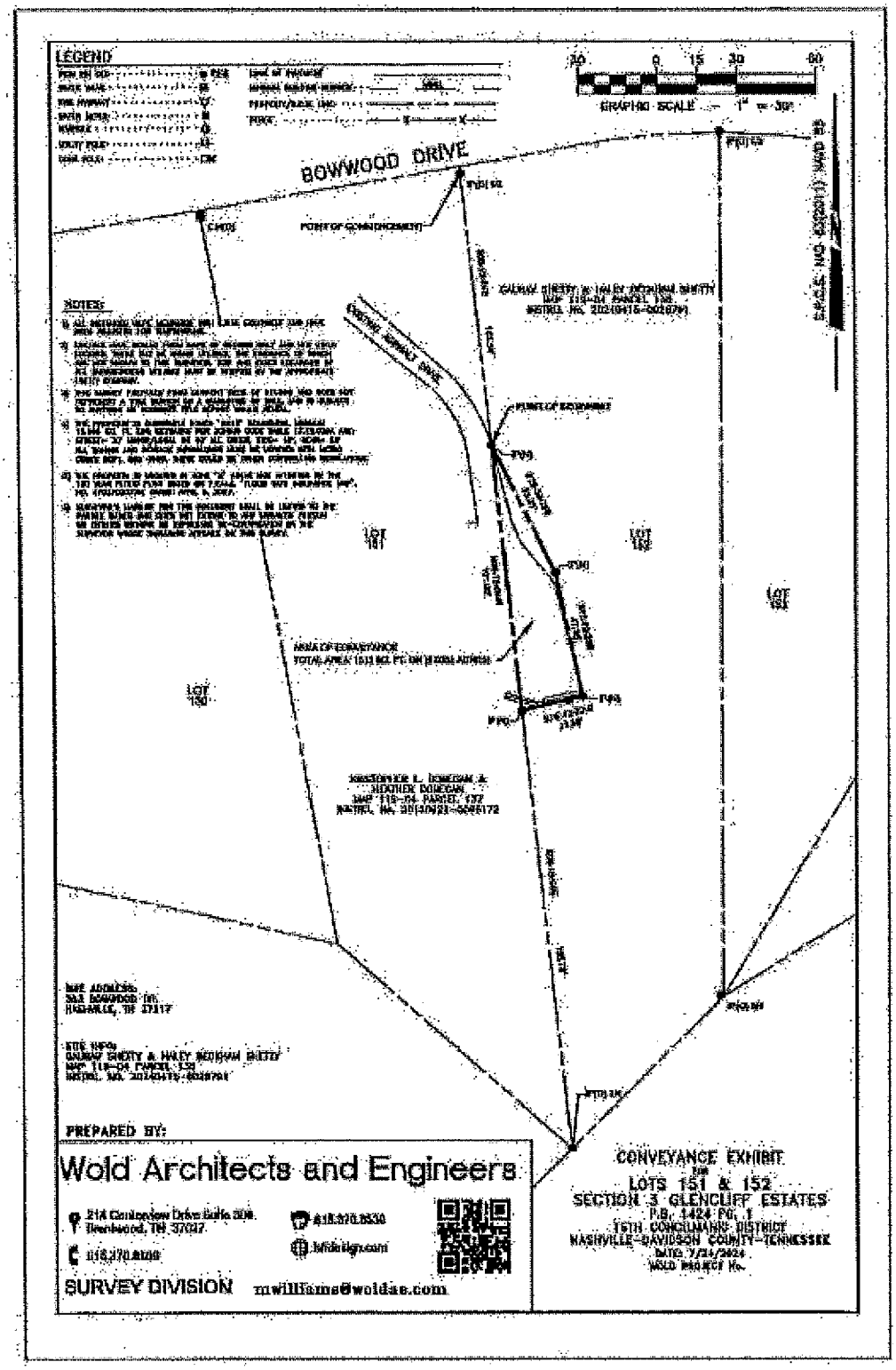
Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared GAURAV SHETTY AND HALEY BECKHAM SHETTY, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 10th day of October, 2024.

SEAL

JASON C. NORRIS
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

EXHIBIT "A"


LEGEND
GRAPHIC SCALE
BOWWOOD DRIVE
POINT OF COMMENCEMENT
POINT OF BEGINNING
NOTES:
LOT 151
LOT 152
LOT 150
AREA OF CONVEYANCE
PREPARED BY:
Wold Architects and Engineers
SURVEY DIVISION
CONVEYANCE EXHIBIT
FOR
LOTS 151 & 152
SECTION 3 GLENCLIFF ESTATES
P.B. 1424 PG. 1
15TH COUNCILMANIC DISTRICT
NASHVILLE-DAVIDSON COUNTY-TENNESSEE

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 October 10, 2024

Rhonda S Hardison
Affiant Signature

October 21, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 21st day of October, 2024.

Notary Public
My Commission Expires:

