QUITCLAIM DEED

Karen Johnson
Batch # 1203271
11/12/2024 12:18:57 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241112-0087727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosalyn Dowell, Donald Dowell, and Tonika Dowell	**Same**	**05811014900**
(NAME)	(NAME)	
657 Putnam Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

ROSALYN DOWELL, DONALD DOWELL, AND TONIKA DOWELL ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

ROSALYN DOWELL, HOLDING A LIFE ESTATE, AND DONALD DOWELL AND TONIKA DOWELL, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP. ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF SECTION 3, ROYAL HILLS OF RECORD IN PLAT BOOK 4860, PAGE 47, 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 ROSALYN DOWELL, DONALD DOWELL, AND TONIKA DOWELL, BY QUITCLAIM DEED, FROM ROSALYN DOWELL, OF RECORD IN INSTRUMENT NO. 20230130-0006677, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **657 Putnam Drive, Nashville, TN 37218.**

Witness our hands this the 6 day of November, 2024.

Rosalyn Dowell
ROSALYN DOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSALYN DOWELL,** the within named bargainor, 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, this the 6 day of November, 2024.

Camille Woods
Notary Public

My Commission Expires: 3-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Don Dell
DONALD DOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD DOWELL,** the within named bargainor, 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, this the 7 day of November, 2024.

Notary Public

My Commission Expires:

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Tonika N Dowell
TONIKA DOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONIKA DOWELL,** the within named bargainor, 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, this the 7th day of November, 2024.

Notary Public

My Commission Expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY