Karen Johnson
Batch # 1205577
11/15/2024 11:16:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241115-0089140

G#23013-2
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS:
Annette Rowe and
Sheila Dickerson
455 Cornish Drive
Nashville, TN 37207

SEND TAX BILLS TO:
"New Owners"

MAP-PARCEL NOS.
060 01 0 086 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Annette Rowe, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Annette Rowe, unmarried, as to a 99% undivided interest, and Sheila Dickerson, unmarried, as to a 1% undivided interest, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and/or assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Aldrich Heights, Section 3, as of record in Book 2663, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 111.54 feet on the northerly margin of Cornish Drive and extends back 201.2 feet on the westerly line and 215.0 feet on the easterly line to a broken line in the rear, measuring 112.9 feet thereon.

BEING the same property conveyed to Sheila Campbell and Annette Rowe, both unmarried, by Warranty Deed dated July 12th, 2004, from Ronald E. Elliott, unmarried, of record in Instrument No. 20040714-0083589, Register's Office for Davidson County, Tennessee. The said Sheila Campbell, unmarried, having conveyed her interest in said property to Annette Rowe, unmarried, by Quitclaim Deed dated January 14, 2011, of record in Instrument No. 20110118-0004408, said Register's Office. The said Sheila Campbell is now known as Sheila Dickerson, an un-remarried widow.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS is improved property, known as: 455 Cornish Drive, Nashville, TN 37207.

IN WITNESS WHEREOF, this instrument has been executed on this 11th day of November, 2024.

Annette Rowe

Annette Rowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Annette Rowe, the 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 at office at Nashville, Tennessee, this 11th day of November, 2024.

My Commission Expires: 12/16/24

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Annette Rowe

Affiant

Subscribed and sworn to before me this the 11th day of November, 2024.

My Commission Expires: 12/16/24

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY