Karen Johnson Davidson County
Batch# 1227716 DEEDQC
01/16/2025 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250116-0003753

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **TAX MAP/PARCEL #** |
|---|---|---|
| Rosemary W. Rose, LE<br>1146 Hitt Lane<br>Goodlettsville, Tennessee 37073 | Same as new owner | Map 25<br>Parcel 048.00 |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I **ROSEMARY W. ROSE, retaining a life estate,** quitclaim and convey to **MICHAEL WADE** all of my right, title and interest in and to the following described property:

> Land in the 10th Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of Hitt Lane, 449.20 feet northwest of its intersection with Watts Road; thence North 19 deg. 15 min. West 98.10 feet to a point; thence North 46 deg. 46 min. West 236.73 feet to a point; thence North 3 deg. 13 min. East 23.60 feet to a point; thence North 2 deg. 44 min. East 246.10 feet; thence South 73 deg. 28 min. East 395.86 feet to a point; thence South 18 deg. 24 min. East 393.51 feet to a point; thence South 78 deg. 15 min West 100.59 feet to the point of beginning, containing 2.97 acres, more or less.
>
> Being the same property conveyed to Milton S. Rose and wife Rosemary W. Rose by quitclaim from Milson S. Rose of record in Book 10718, Page 676, Register's Office for Davidson County, Tennessee. The said Milton S. Rose died on July 3, 2011, survived by his wife Rosemary W. Rose. Rosemary W. Rose subsequently quitclaimed the property to Rosemary W. Rose and Michael Wade by an instrument of record as Instrument 20170503-0043798, and Michael Wade subsequently quitclaimed his interest back to Rosemary W. Rose by instrument of record as Instrument 20210330-0041516, leaving her as sole owner of the property.

**This is improved property known as 1146 Hitt Lane, Goodlettsville, Tennessee 37072**

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 1/14/2025

Rosemary Rose

Rosemary W. Rose

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named **Rosemary W. Rose**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1/14/2025

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/10/2028

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 1/14/2025

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/10/2028

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of JANUARY, ~~2024.~~ 2025

Date: 1-16-2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of JANUARY, ~~2024.~~ 2025

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY