Karen Johnson Davidson County
Batch# 1242946 DEEDQC
03/04/2025 03:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250304-0016347

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-15-2028

WG-QCD-25-7450

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Roland R Oosterhouse, unmarried, and Laura S Beck, unmarried a Tenants in Common with Rights of Survivorship** | **Same as new owner** | |
| (NAME) | (NAME) | **08800007400** |
| **7450 River Road Pike,** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROLAND R OOSTERHOUSE, UNMARRIED, AND LAURA S BECK, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROLAND R OOSTERHOUSE, UNMARRIED, AND LAURA S BECK, UNMARRIED A TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the Second Civil District of Nashville, Davidson County, Tennessee, being all of Lot 11 on the Final Plat entitled River Road Estates of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This property was referred to in prior deed of reference as Lot No. 11 of Map A, of record in Book 1001, Page 985, in the Register's Office for Davidson County, Tennessee. Said "Map A" is Exhibit "A" of the "Affidavit For Reference To Record", recorded in Book 11001, Page 983, said Register's Office. Reference is hereby additionally made to said document for further description of said property.

Being the same property conveyed to Roland R. Oosterhouse, unmarried and Laura S. Beck, unmarried from Roland R. Oosterhouse, unmarried by Quitclaim Deed of record in Instrument Number 20160315-0024507 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7450 River Road Pike, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 4 day of Feb, 2025.

Roland R Oosterhouse

Laura S Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLAND R OOSTERHOUSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 4 day of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA S BECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 4 day of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/4/2025** (date of document).

Affiant Signature

Date **4/4/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **4** day of **March**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027