Karen Johnson Davidson County
Batch# 1285021 DEEDQC
06/16/2025 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047176

NEW OWNER:

Tabatha Erlandsen
4040 Farmington Woods Dr
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel: 087050A16000CO

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **PETER R. ERLANDSEN, JR.,** hereinafter called the Grantor, has quitclaimed to **TABATHA ERLANDSEN,** hereinafter called the Grantee, her heirs and/or assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Framingham Woods, Phase IV, of record in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tabatha Erlandsen and Peter R. Erlandsen, Jr., wife and husband, by Warranty Deed from Jonathan Morrell, an unmarried man, dated January 31, 2019, of record as Instrument 20190205-0010788 Register's Office for Wilson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4040 Farmington Woods Drive, Hermitage, Tennessee 37076.

WITNESS SIGNATURE(S) this 12 day of June, 2025.

PETER R. ERLANDSEN, JR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **PETER R. ERLANDSEN, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12 day of June, 2025.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 12 day of June, 2025.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6/12/25.

Celia Stewart Rouse
Affiant Signature

6/12/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of June, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY