Karen Johnson Davidson County
Batch# 1288368 DEEDQC
06/23/2025 09:33:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250623-0048817

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ZINA COMPTON
KENSINGTON VANGUARD
41 MADISON AVENUE, 21ST FLOOR
NEW YORK, NY 10010

OWNER (SEND TAX BILLS TO):

WILLIAM PAUL ROWLAND
3535 BELL ROAD, UNIT 201
NASHVILLE, TN 37214

124783

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND 00/100 Dollars ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM PAUL ROWLAND, an unmarried man, and LAUREN KRISTYN TYRONE, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 3535 Bell Road, Unit 201, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to WILLIAM PAUL ROWLAND, an unmarried man (herein, "Grantee"), whose address is 3535 Bell Road, Unit 201, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3535 Bell Road, Unit 201, Nashville, TN 37214

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(v) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

PIN NO: 109-05-0B-201.00-C

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 17 day of June, 2025

GRANTOR:

William ~~Paul~~ Rowland

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William Paul Rowland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of JUNE, 2025.

[Affix Notary Seal]

B. Kenton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/24/2028

B. KENTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GRANTOR:

Lauren Kristyn Rowland FKA Lauren Kristyn Tyrone

Lauren Kristyn Rowland FKA Lauren Kristyn Tyrone

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ~~Lauren Kristyn Tyrone~~ BK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained. LAUREN KRISTYN ROWLAND FKA LAUREN KRISTYN TYRONE

Witness my hand and official seal this 17th day of JUNE, 2025.

[Affix Notary Seal]

B. Kenton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/24/2028

B. KENTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration for this transfer is ONE AND 00/100 Dollars ($1.00).

Grantee:

Grantee signature: _____
William Paul Rowland

Subscribed and sworn to under oath before me, this 17 day of June, 2025 by William Paul Rowland.

[Affix Notary Seal]

B. Kenton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/24/2028

B. KENTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A

[Legal Description]

All the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 201 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20070911 on September 11, 2007.

PIN NO: 109-05-0B-201.00-C

STREET ADDRESS:

3535 Bell Road, Unit 201, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

25-107104 (AG)

LEGAL DESCRIPTION

All the following described tract of land:

Land in Davidson County, Tennessee, being Unit No. 201 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same premises conveyed to William Paul Rowland and Lauren Kristyn Tyrone, by Quitclaim Deed from Robert F. Spann Trustee, recorded September 11, 2007 in Instrument Number 20070911-0109047, in the Office of the Register of Deeds of Davidson County, Tennessee.

For information purposes only:

The improvements thereon being known as 3535 Bell Road, Unit 201, Nashville, Tennessee 37214.

Parcel Number: 109 05 0B 201.00

Tennessee Certification of Electronic Document

I, Alejandra Quintero, 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 June 17, 2025 (date of document).

Marina Terdiman

Affiant Signature

June 20, 2025

Date

State of New York

County of New York

Sworn to and subscribed before me this 20 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CA8357557
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES APRIL 24, 2029