Karen Johnson Davidson County
Batch# 1308953 DEEDQC
08/12/2025 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250812-0064173

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 12th DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-QCD-25-3514

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda R. Langdon, single	**New Owner**	
(NAME)	(NAME)	**10410003200**
3514 Byron Drive,	**3514 Byron Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(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, **CARRIE HUSSAIN, MARRIED, AND MICHAEL D. ROHLING, AN UNMARRIED MAN, AND MARNIE HEINEMANN, MARRIED,** hereinafter called the Grantor(s), by these presents do hereby convey, assign and quitclaim unto **LINDA R. LANGDON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her 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:

Being the easterly 1/2 of Lot No. 26 on the Plan of Joseph Warner's Subdivision as of record in Book 332, Page 154, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 26 fronts 55 feet on the northerly side of Byron Avenue and runs back between lines 187 feet to a dead line measuring 52-1/2 feet thereon.

Being the same property conveyed to Linda R. Langdon, Carrie Hussain, Michael D. Rohling, and Marnie Heinemann by Quitclaim Deed from Linda Langdon and Carrie Hussain(fka Carrie Rohling) of record in Instrument 20230928-0076136, Register's Office of Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

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: **3514 Byron Drive, Nashville, Tennessee 37205**.

Witness my/our hand(s) this the 12th day of August, 2025.

Carrie Hussain (f/k/a Carrie Rohling)

Michael D. Rohling

Marnie Heinemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE HUSSAIN(fka Carrie Rohling) the within named 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, this the 12th day of August, 2025.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. ROHLING, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2025.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARNIE HEINEMANN, the within named 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, this the 12th day of August, 2025.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 August 12, 2025 (date of document).

Affiant Signature

Date August 12, 2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

