QUITCLAIM DEED

Karen Johnson
Batch # 1331021
10/07/2025 08 48 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251007-0079819

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 27th day of August, 2025.

Notary Public

My Commission Expires
COMMISSION EXPIRES: September 7, 2026
(AFFIX SEAL)

MICHAEL E TAVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Lance A. Roggendorff and Megan G. Roggendorff	Lance A. Roggendorff and Megan G. Roggendorff	083 10 0 109.00
(Name) 405 Lakehurst Drive	405 Lakehurst Drive	
(Address) Nashville, TN 37206	Nashville, TN 37206	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Lance A. Roggendorff, a married man, hereinafter referred to as Grantor(s), hereby quitclaim to Lance A. Roggendorff and Megan G. Roggendorff, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 88 and all of Lot No. 89 of the Map of McEwen Place of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said part of said Lot No. 88 and said Lot No. 89 front together 50 feet on the easterly side of Lakehurst Drive, formerly North 18th Street, and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Lance A. Roggendorff, a married man from Gerald L. Casey and wife, Linda M. Casey by Deed dated September 25, 2019 and recorded on October 1, 2019 in Instrument No. 20091001-0091013, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 27th day of August, 2025.

Lance A. Roggendorff

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lance A. Roggendorff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2025.

Notary Public

My Commission Expires: My Commission Expires September 7, 2026

(SEAL)

