QUITCLAIM DEED



BILL GARRETT, Davidson County
Trans:T20120067792 DEEDQC
Recvd: 09/10/12 14:36 2 pgs
Fees:12.00 Taxes:0.00

20120910-0081982

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 6-17-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Rhodes	Sumner Bank & Trust	181010A12900CO
(NAME)	(NAME)	
6757 Sugar Hill Drive	967 A. Grassland Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy L. Rhodes and husband Michael D. Rhodes** , hereinafter called the Grantor(s), has quitclaimed unto **Michael D. Rhodes and Amy L. Rhodes, husband and wife, and Roger T. Rhodes and Phyllis J. Rhodes, Husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, 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. 183, on the Plan of Sugar Valley, Section Four, of record in Instrument Number 200005230051444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

Being the same property conveyed to Amy L. Rhodes and husband, Michael D. Rhodes by Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 11/02/2001 and filed for record on 11/05/2001 in Instrument 200111050121246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This property is subject to All matters as set forth per Plat Book 9700, Page 374, Instrument 200005230051444, Declaration of Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Said restrictions were amended in Instrument 200005230051637, By-Laws of record in Book 11069, Page 24, and Charter of record in Book 11069, Page 6, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

unimproved ☐

This is improved ☑ property, known as 6757 Sugar Hill Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 5th day of September, 2012.

Amy L. Rhodes

Michael D. Rhodes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy L. Rhodes and Michael D. Rhodes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of September, 2012.

Notary Public
My Commission Expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167

File No.: 01288-10257
SMG TN QuitClaim Deed