Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20170601-0054731

AFTER RECORDING RETURN TO:
MICHAEL ANNE RODERICK
EDWARD RODERICK
928 COLFAX DRIVE
NASHVILLE, TN 37214
File No. 17-605771

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 09614016100

QUIT CLAIM DEED

THIS DEED made and entered into on this 23rd day of May, 2017, by and between **MICHAEL ANNE RODERICK, F/K/A MICHAEL ANNE GILPATRICK**, a mailing address of 928 Colfax Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **MICHAEL ANNE RODERICK AND EDWARD RODERICK, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 928 Colfax Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE RESUBDIVISION OF LOT 67, HAPPY ACRES, OF RECORD IN BOOK 9700, PAGE 883, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Michael Anne Gilpatrick from Gary K. Henley, by Quitclaim Deed dated April 11, 2005, of record in Instrument No. 20050412-0040648, Register's Office for Davidson County, Tennessee.

Commonly known as: 928 Colfax Drive, Nashville, TN 37214

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael Anne Roderick, F/K/A Michael Anne Gilpatrick
MICHAEL ANNE RODERICK, F/K/A MICHAEL ANNE GILPATRICK

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MICHAEL ANNE RODERICK, F/K/A MICHAEL ANNE GILPATRICK, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 22nd day of May, 2017.

Leigh S. Smith
Notary Public
My Commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Michael Anne Roderick
Affiant - MICHAEL ANNE RODERICK

Ed Roderick 5-22-17
Affiant - EDWARD RODERICK

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of May, 2017.

Leigh S. Smith
Notary Public
My Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

MICHAEL ANNE RODERICK AND EDWARD RODERICK
928 COLFAX DRIVE
NASHVILLE, TN 37214

Name and address of property owner:

MICHAEL ANNE RODERICK AND EDWARD RODERICK
928 COLFAX DRIVE
NASHVILLE, TN 37214

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018