Bill Garrett Davidson County
Batch# 111059 DEEDQC
06/29/2018 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180629-0063314

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Vantage Point Title, 25400 US Hwy 19 North, Suite 135, Clearwater, FL 33763

Reference Number: TN472722

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
John M. Rodgers	John M. Rodgers	163020A07100CO
5184 Highlander Drive	5184 Highlander Drive	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOHN M. RODGERS also known as JOHN MICHAEL RODGERS, a single person, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOHN M. RODGERS, a single person, hereinafter referred to as "Grantee", whose mailing address is: 5184 Highlander Drive, Antioch, TN 37013, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

See attached Exhibit A, Legal Description
incorporated herein by reference and made a part hereof

Tax ID No.: 163020A07100CO

Being the same property conveyed to John Michael Rodgers by Deed from Jerry Butler Builders LLC dated December 1, 2006 and recorded December 18, 2006 in Instrument No. 20061218-0155198 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

The above-described property is improved property having a street address of 5184 Highlander Drive, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2ND day of JUNE, 2018.

JOHN M. RODGERS also known as
JOHN MICHAEL RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOHN M. RODGERS also known as JOHN MICHAEL RODGERS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2ND day of JUNE, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

JOHN M. RODGERS

Subscribed and sworn to before me this 2ND day of JUNE, 2018.

Notary Public
My Commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 226 Hickory Highland Place, Section 3, Phase 2, of record in Instrument Nos. 20060517-0057888, 20060616-0071810, and 20060830-0107347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Michael Rodgers by Deed from Jerry Butler Builders LLC dated December 1, 2006 and recorded December 18, 2006 in Instrument No. 20061218-0155198 Register's Office for David sonCounty, Tennessee.

Commonly Known As: 5184 Highlander Drive, Antioch, TN 37013

Parcel ID: 163020A07100CO

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters