This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080
(No title search has been conducted and all description information was provided by the Grantee)

Karen Johnson Davidson County
Batch# 229480 **DEEDQC**
05/14/2019 10:06:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190514-0045142

New owners:	**Send tax bills to:**	**Map/Parcel Nos.:**
WANDA RODRIGUEZ **5874 HIGDON ROAD** **JOELTON, TN 37080**	**Same**	**28-124**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for Tennessee recording tax purposes is $0.00 (ZERO DOLLARS).

Wanda N. Rodriguez
WANDA RODRIGUEZ

Subscribed, sworn and acknowledged before me this 6th day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept. 7, 2020

JOE F. GILLESPIE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS),** love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WE, EARLIS GENE SULLIVAN and JAMES HENRY SULLIVAN,** have this day written below, released and quit claimed to **WANDA RODRIGUEZ,** all of our right, title and interest to a certain tract or parcel of property located in Davidson County,

Tennessee. The subject property is more particularly described as follows:

BEGINNING at a spoke in the centerline of Higdon Road, said spike being 887 feet from the intersection of the centerline of Higdon Road with the centerline of Ridge Road; thence South 11 degrees 17; West 324.5 feet to an iron pin; thence North 73 degrees 36' 20" West 186.6 feet to an iron pin; thence North 82 degrees 48' 20" West 278.6 feet to an iron pin; thence North 54 degrees 56' West 216 feet to a spike in the centerline of Higdon Road; thence with the centerline of Higdon Road North 37 degrees 47' 40" 212.2 feet a spoke; South 88 degrees 00' 40" East 94.0 feet to a spike; South 55 degrees 48' 20" East 63.5 feet to a spike; South 45 degrees 44' 50" East 160.55 feet to a spike; South 54 degrees 18' 30" East 104.2 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed from Nellie V. Trice, deceased, to Nellie V. Trice, Wanda Rodriguez, Earlis Gene Sullivan and James Henry Sullivan as joint tenants with rights of survivorship and recorded as Instrument Number 20110414-0028841, Davidson County Register of Deeds Office.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises, and all deed description information was provided by the Grantors and no independent title search was conducted.

This is improved property known as 5874 Higdon Road, Joelton, Tennessee, 37080.

No title search was conducted in preparation of this deed and all description information was provided by the Grantors.

WITNESS OUR HANDS.

Earlis Gene Sullivan
EARLIS GENE SULLIVAN

STATE OF Washington
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainor Earlis Gene Sullivan, with whom I am personally acquainted or who proved to me her identity on the basis of sufficient evidence, and who acknowledged he executed the foregoing document for the purposes recited therein. Witness my hand this 29th **day of** April, **2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-15-21

SHIANNE WOOD NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 09-15-21

JAMES HENRY SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainor James Henry Sullivan, with whom I am personally acquainted or who proved to me her identity on the basis of sufficient evidence, and who acknowledged he executed the foregoing document for the purposes recited therein.
Witness my hand this 6th day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
Sept. 7, 2020

JOE F. GILLESPIE JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2020