Karen Johnson Davidson County
Batch# 241104 DEEDQC
06/10/2019 02:54:17 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190610-0055536

This Instrument Prepared
by Grantor:
David Rodriguez and
Stephanie Rodriguez
3137 Barksdale Harbor Drive
Nashville, TN 37214

Transfer Tax: $_____

QUITCLAIM DEED

Parcel ID Number: 062020A32600CO

Property Address: 3137 Barksdale Harbor Drive, Nashville, TN 37214

WITNESSETH: For no consideration, and in order to change the form of holding title only, **David Rodriguez and Stephanie Rodriguez, husband and wife,** (hereinafter referred to as Grantors), whose mailing address is 3137 Barksdale Harbor Drive, Nashville, TN 37214, does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

DAVID ELIAS RODRIGUEZ AND STEPHANIE SUZANNE RODRIGUEZ, TRUSTEES OF THE COATS AND SHOES TRUST, DATED May 31, 2019, AND ANY AMENDMENTS THERETO
(hereinafter referred to as Grantee) whose mailing address is
3137 Barksdale Harbor Drive, Nashville, TN 37214

a certain tract or parcel of land in **Davidson** County of, State of **Tennessee**, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of River Trace Estates Phase 2, Section 6 of record in Doc. No. 20010605-0058138, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Rodriguez and Stephanie Rodriguez, husband and wife, by Warranty Deed from Dustin J. Brooks and spouse, Kendra Brooks, date June 13, 2014 and recorded on June 17, 2014 in Doc. No. 20140617-0052566, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for current year and subsequent years; The Plan, with Owner's Certificate, which plan shows a 25 foot minimum building setback line from Barksdale Harbor Drive, and 20 foot easement for public utility purposes along the front lines of said lot. And a public utility and drainage easement across the mid portion of said lot. Said lot lies within a 100 year flood elevation. The Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, amended in Book 6982, page 747, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

When the context requires, singular nouns and pronouns include the plural and pronouns shall be construed according to their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, this Instrument is Executed.

5/31/19 — Date — **David Rodriguez**

05/31/2019 — Date — **Stephanie Rodriguez**

ACKNOWLEDGMENT

State of Tennessee)
) ss.:
County of Davidson)

On May 31st, 2019 before me the undersigned, personally appeared **David Rodriguez** personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires:

RITA HOLLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

ACKNOWLEDGMENT

State of Tennessee)
) ss.:
County of Davidson)

On May 31, 2019 before me the undersigned, personally appeared **Stephanie Rodriguez** personally known to me (or proven on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signature on this Instrument the person or entity upon behalf of which the person acted, executed the Instrument.

WITNESS MY HAND and OFFICIAL SEAL

Signature Notary Public (Seal)
My Commission Expires:

RITA HOLLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ no money
Stephanie Rodriguez **Affiant**
Subscribed and sworn before me this the
10 **Day of** June, 2019.
Deali Wax, **Deputy Register**

Oath of Consideration

State of _____)
) ss.:
County of _____)

I hereby swear or affirm that the actual consideration for this transfer is $_____.

_____
AFFIANT

Subscribed and sworn to before me this ____ day of _____, 20____.

Signature_____ (Seal)
Notary Public
My Commission Expires: _____

Property Address:	3137 Barksdale Harbor Drive Nashville, TN 37214
Property Owner & Address:	Coats and Shoes Trust 3137 Barksdale Harbor Drive Nashville, TN 37214
Parcel ID Number:	062020A32600CO
Mail Recorded Deed and Mail Tax Bills To:	Coats and Shoes Trust 3137 Barksdale Harbor Drive Nashville, TN 37214
This Instrument Prepared by Grantor:	David Rodriguez and Stephanie Rodriguez 3137 Barksdale Harbor Drive Nashville, TN 37214