# Quitclaim DEED

Karen Johnson Davidson County
Batch# 257900 DEEDQC
07/17/2019 09:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190717-0069800

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jody Hodges (NAME) | New Owner (NAME) | 10508022600 |
| 1404 17th Ave S (ADDRESS) | (ADDRESS) | |
| Nashville TN 37212 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John H Montgomery,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jody Hodges and Karla Hodges, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached "Exhibit A" for Legal Description

Being the same property conveyed to John H Montgomery by Final Decree Confirming Sale from The Metropolitan Government of Nashville, of record in Instrument Number 20120823-0075898, Register's Office for Davidson County, Tennessee.

unimproved Property known as: 0 Culvert, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 26th day of January, 2019.

John H Montgomery

John H Montgomery

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John H Montgomery, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2018.

Notary Public

My Commission Expires:
11/8/21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

"Exhibit A"

PROPERTY DESCRIPTION 0.45 ACRES

Property located in the 17th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 07-02-19, File Number 2-696, as follows:

Beginning at a set iron rod in the approximate north margin of the uncut right of way of Culvert Street having a Tennessee State Plane Coordinate of N:658079.4967, E:1744471.0335 and being located approximately NORTH 80 DEGREES 03 MINUTES 15 SECONDS WEST a distance of 224.86 feet along the margin of said Culvert Street (uncut) from the west margin of Creek Street;
Thence along the north margin of Culvert Street (uncut) NORTH 80 DEGREES 03 MINUTES 15 SECONDS WEST passing a set iron witness rod at 149.59 feet having a Tennessee State Plane Coordinate of N:658105.2426, E:1744323.6490 and continuing a total distance of 191.69 feet to the approximate center of a Browns Creek;
Thence NORTH 55 DEGREES 40 MINUTES 19 SECONDS EAST a distance of 140.11 feet to a set iron rod on the south bank of the creek and having a Tennessee State Plane Coordinate of N:658191.5743, E:1744397.9330;
Thence NORTH 38 DEGREES 47 MINUTES 34 SECONDS EAST a distance of 160.74 feet to a set iron rod on the south edge of the water line of the creek and having a Tennessee State Plane Coordinate of N:658316.8542, E:1744498.6345;
Thence SOUTH 06 DEGREES 37 MINUTES 49 SECONDS WEST a distance of 239.00 feet to a set iron rod which is the point of beginning,
having an area of 19599.5 square feet, 0.45 acres

Being the same property described in Instrument Number 20120823-0075898, Register's Office of Davidson County, TN., and being described as Davidson County Tax Map 105-08, Parcel 226.

# True Copy Certification

I, Connie Taylor, 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

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212