Name and Address of New Owner:
Jody Hodges and Karla Hodges
1404 17th Ave South
Nashville,TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 133-08-0-053

Karen Johnson Davidson County
Batch# 395110 DEEDQC
05/04/2020 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $85.53
20200504-0046251

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tommy Longabarger,** "the Grantor," convey and quitclaim unto **Jody Hodges and Karla Hodges, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19-A of the Zone Lot Division of Lot Nos. 19, 20 and 21 on the Plan of section Two, addition to Greenwood Hills, of record in Plat Book 5200, Page 62 and as amended in Plat Book 6250, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Longaberger by Quitclaim Deed from Joshua James Longaberger dated March 21st 2019 and recorded April 10th 2019 of record in Instrument No. 20190410-0032554 in said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Joshua James Longaberger by Quitclaim Deed from Rebecca Bearden and Pamela Knapp, the heirs at law to the Estate of Dona J. Knapp dated January 4th 2019 and recorded February 26th 2019 of record in Instrument No. 20190226-0017163, in the Register's Office for Davidson County, Tennessee. Further being the same property devised to Rebecca Bearden and Pamela Knapp, the heirs at law to the Estate of Dona J. Knapp by Affidavit of Heirship from Dona Jo Knapp, deceased dated January 9th 2019 and recorded January 9th 2019 of record in Instrument No. 20190109-0002507, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of February, 2020.

_____(SEAL)
Tommy Longabarger

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 7th day of March, 2020.

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

_____
Notary Public
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **23,115.57**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7th day of March, 2020.

_____
Notary Public
My commission expires: 11.8.21

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

File # 20-848

202005040046251

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