THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 398198 DEEDQC
05/11/2020 11:19:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200511-0048599

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth B. Rodgers Mugnano 557A Hamilton Avenue Nashville, TN 37203	New Owner	105-07-3C-001.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elizabeth B. Rodgers, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elizabeth B. Rodgers Mugnano, married** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee Being Unit "A" of The Cottages of 557 Hamilton Ave., A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for The Cottages of 557 Hamilton Ave of record in Instrument # 20151210-0124336, in the Register's Office for Davidson County Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument # 20151210-0124336 Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of 557 Hamilton Ave, Unit "A" and Private elements "A" as set forth in Exhibit "A", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the unit owners.

Being the same property conveyed to Elizabeth B. Rodgers, unmarried woman by Warranty deed from Jason, Bockman, married of record in Instrument No. 20170320-0026721 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 20, 2017.

Elizabeth B. Rodgers having since married and is now known as Elizabeth Byrne Rodgers Mugnano.

Being also known as 557A Hamilton Avenue A Nashville, Tennessee 37203.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May 2020.

Elizabeth B. Rodgers n/k/a Elizabeth B. Rodgers Mugnano

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Elizabeth B. Rodgers n/k/a Elizabeth B. Rodgers Mugnano, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of May 2020.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES

Notary Public
My Commission Expires: _____