QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 402845 DEEDQC
05/19/2020 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200519-0052117

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob L. Rhoades and Courtney M. Rhoades	SAME AS NEW OWNER	133020011.00
(NAME) 3111 Wingate Ave.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jacob L. Rhoades,** hereinafter called the Grantor(s), has quitclaimed **Jacob L. Rhoades and Courtney M. Rhoades, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled William Lee Subdivision of Roth Property, of record in Plat book 1130, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACOB L. RHOADES, AN UNMARRIED MAN, by deed from BRIAN N. GAFFNEY AND ELIZABETH C. GAFFNEY, HUSBAND AND WIFE, of record in Instrument No. 20160801-0078859, dated July 28, 2016, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3111 Wingate Ave., Nashville, TN 37211.

Witness my hand this 4 day of May, 2020.

Jacob L. Rhoades

Jacob L. Rhoades

STATE OF TN
COUNTY OF WILSON

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

Witness my hand and official seal, this the 4 day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY