Karen Johnson Davidson County
Batch# 421759 DEEDQC
06/22/2020 09:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200622-0066250

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Megan B. Rodriguez and Armando C. Rodriguez
1305 McAlpine Avenue
Nashville, Tennessee 37216

New Owner(S) Address &
Mail Tax Statements To:
Megan B. Rodriguez and Armando C. Rodriguez
1305 McAlpine Avenue
Nashville, Tennessee 37216

Property Tax ID#: 061-16-0-096.00
File #: TN583486

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, MEGAN B. RODRIGUEZ AND ARMANDO C. RODRIGUEZ, HUSBAND AND WIFE WHO ACQUIRED TITLE AS MEGAN B. MURPHY, A SINGLE PERSON AND ARMANDO C. RODRIGUEZ, A SINGLE PERSON, as Grantor, hereby convey all rights, titles and interests that I may have in to MEGAN B. RODRIGUEZ AND ARMANDO C. RODRIGUEZ, HUSBAND AND WIFE, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 061-16-0-096.00

Property Address: 1305 McAlpine Avenue, Nashville, Tennessee 37216

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 28th day of May, 2020.

MBRRod, who acquired title as Megan B. Murphy
MEGAN B. RODRIGUEZ, WHO ACQUIRED TITLE AS MEGAN B. MURPHY

ARMANDO C. RODRIGUEZ

STATE OF Tennessee }

COUNTY OF Montgomery }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, MEGAN B. RODRIGUEZ, WHO ACQUIRED TITLE AS MEGAN B. MURPHY AND ARMANDO C. RODRIGUEZ, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

JESSIE L. KUZYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Witness my hand and official seal this the 28th day of May, 2020.

Jessie L Kuzyk
Notary Public
My Commission expires: 8-14-2023

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

MBRRod, who acquired title as Megan B. Murphy, AKA
, who ~~acquired title as~~

JESSIE L. KUZYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn to before me this the 28th day of May, 2020.

Jessie L Kuzyk
Notary
My Commission expires: 8-14-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 200 FEET OF THE WESTERLY HALF OF LOT NO. 41 ON THE MAP OF KENNEDY AND GRAVES' SUBDIVISION OF BLOCK "C" AND "D", MONTE VISTA, AS OF RECORD IN BOOK 843, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 41 FRONTS 56.55 FEET ON THE NORTHERLY SIDE OF MCALPINE, FORMERLY ALPINE, AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES AS MEASURED FROM THE CENTER OF SAID AVENUE, 220 FEET TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO G.E. STONE AND WIFE BY DEED FROM S. BRIGGS BURKHALTER AND WIFE, OF RECORD IN BOOK 1815, PAGE 69, SAID REGISTER'S OFFICE.

Being the same property conveyed to Megan B. Murphy, a single person and Armando C. Rodriguez, a single person by Deed from GRE, LLC, dated 3/21/2017 and recorded 3/30/2017 as instrument #: 20170330-0030922, Register's Office for Davidson County, Tennessee.

Commonly Known As: 1305 MCALPINE Avenue, Nashville, TN 37216
Parcel ID: 061-16-0-096.00

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters