Karen Johnson Davidson County
Batch# 468067 DEEDQC
09/01/2020 12:56:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200901-0099327

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF OHIO)
COUNTY OF FRANKLIN)

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

Affiant

Subscribed and sworn to before me, this 25th day of AUGUST 2020.

Notary Public

My Commission Expires:

Scott P. Bellinger, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

QUITCLAIM DEED

Address New Owner: Deborah K. Rood, Trustee 2215B 11th Avenue South Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 105 13 3B 002.00

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, **Bryan Rood and wife Deborah Tschofen now known as Deborah K. Rood** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Deborah K. Rood, Trustee of the Deborah K. Rood Trust Agreement dated November 6th, 2019** its 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 No. B of the 2215 11th Avenue South Townhomes a Horizontal Property Regime with Private Elements, as established and Site Plan of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141205-0111625, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan Rood and wife Deborah Tschofen from Kevin A. Braun, an unmarried man by Warranty Deed recorded on June 21st, 2017 in Instrument No. 20170621-0062652, Register's Office of Davidson County, Tennessee.

Deborah Tschofen and Deborah K. Rood being one and the same person.

This is improved property known as 2215B 11th Avenue South Nashville, TN 37204.

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 25th day of AUGUST 2020.

Bryan Rood

Deborah Tschofen NKA Deborah K. Rood

STATE OF OHIO)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryan Rood and Deborah Tschofen NKA Deborah K. Rood,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of AUGUST 2020.

Notary Public

My Commission Expires:

NOTARIAL SEAL STATE OF OHIO

Scott P. Bellinger, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.