AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280145069

Karen Johnson Davidson County
Batch# 468161 DEEDQC
09/01/2020 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200901-0099465

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 105-14-0-140.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of 8, 2020, by and between **SUMNER A. MOORE-RODRIGUEZ F/K/A SUMNER A. MOORE and ALEX E. RODRIGUEZ, WIFE AND HUSBAND,** a mailing address of 2223 LINDELL AVE, NASHVILLE, TN 37204, hereinafter referred to as Grantor(s) and **SUMNER A. MOORE-RODRIGUEZ and ALEX E. RODRIGUEZ, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** a mailing address of 2223 LINDELL AVE, NASHVILLE, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2223 LINDELL AVE, NASHVILLE, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed from Carla Jo Sutton recorded under Instrument Number 20110824-0065458, recorded on 08/24/2011 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SUMNER A. MOORE-RODRIGUEZ F/K/A SUMNER A. MOORE

ALEX E. RODRIGUEZ

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **SUMNER A. MOORE-RODRIGUEZ F/K/A SUMNER A. MOORE AND ALEX E. RODRIGUEZ,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 25 day of August, 2020.

Notary Public
My Commission expires: 8-29-2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Sumner A Moore Rodriguez
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 25 day of August, 2020.

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8-29-2023

Name and address for person(s) responsible for taxes:

SUMNER A. MOORE-RODRIGUEZ and ALEX E. RODRIGUEZ
2223 LINDELL AVE
NASHVILLE, TN 37204

Name and address of property owner:

SUMNER A. MOORE-RODRIGUEZ and ALEX E. RODRIGUEZ
2223 LINDELL AVE
NASHVILLE, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 OF BLOCK NO, 20, YARBROUGH'S SUBDIVISION OF WOODLAND, AS SHOWN ON PLAN OF RECORD IN PLAT BOOK 161, PAGES 87 AND 104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID NUMBER: 105-14-0-140.00

PROPERTY COMMONLY KNOWN AS: 2223 LINDELL AVE, NASHVILLE, TN 37204

Tennessee Certification of Electronic Document

I, SALLY Jo SMITH, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Sally Jo Smith
Signature

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, Katie Peterson, a notary public for this county and
Notary's Name

state, Sally Jo Smith, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Katie Peterson
Notary Signature

MY COMMISSION EXPIRES: 7-18-21

NOTARY'S SEAL

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).