Karen Johnson Davidson County
Batch# 509035 DEEDQC
11/04/2020 03:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201104-0129491

QUITCLAIM DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 03 Day of November, 2020.

Notary Public

COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd., Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).
David Rodgers	NEW OWNER(S)	103 12 006900
(Name)		
209 Lauderdale Road Nashville, TN 37205		
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Michael Rodgers, married**, hereinafter referred to as Grantor(s), hereby quitclaim to **David Rodgers, unmarried**, hereinafter referred to as Grantee(s), all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, Block I on the Plan of Cherokee Park, Second Section of record in Plat Book 547, Page(s) 175 and 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Rodgers, married, and David Rodgers, unmarried, tenants in common with right of survivorship, by Warranty Deed from Matthew Ness and wife, Adelaide Ness, dated April 16, 2020, recorded April 28, 2020, in Instrument No. 20200428-0044171 in said Register's Office for Davidson County, Tennessee; with said Warranty Deed having been subsequently corrected by Scrivener's Affidavit recorded June 17, 2020, in Instrument No. 20200617-0063330 in said Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: **209 Lauderdale Road, Nashville, TN 37205**.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

Said property has never been the marital residence of the said Michael Rodgers.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRN 2003690

IN WITNESS WHEREOF, the said Michael Rodgers, has hereunto set his signature, on this, the 30 day of October, 2020.

Michael Rodgers

Michael Rodgers

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Rodgers**, the bargainor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Notary Public

My Commission Expires: MAY 7, 2022

(SEAL)

PI NING CHEUNG
COMM. #2237702
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires May 7, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY