This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9687-RR

Karen Johnson Davidson County
Batch# 531336 DEEDQC
12/11/2020 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145823

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 24 day of November, 2020.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marcia Hodges and James Hodges 3708 Nate Cove Nashville, TN 37217	New Owner	183-05-0A-040.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Frederick Sumrall and Joann Sumrall, husband and wife** ("Grantor") do/does hereby quitclaim and convey unto **Marcia Hodges and James Hodges, wife and husband** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 439 on the Plan of Phase One, Section Two, October Woods, R10 Residential P.U.D of record in Plat Book 7900, Page 909, and amended in Book 9700, page 54 and 55, 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 Marcia Hodges and James Hodges, Frederick Sumrall and Joann Sumrall by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association Organized and existing under the laws of the United States of America of record in Instrument No. 20160504-0043800 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on May 04, 2016. (Value of consideration shown in aforementioned deed $233,000.00.) Being also known as 3708 Nate Cove Nashville, Tennessee 37013.7

This is improved property located at: **3708 Nate Cove, Nashville, TN 37013**

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2020.

GRANTOR:

Joann Sumrall Frederick Sumrall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frederick Sumrall + Joann Sumrall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of November, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11-6-24

202012110145823

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

