Karen Johnson Davidson County
Batch# 544321 DEEDQC
01/04/2021 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210104-0000259

QUITCLAIM DEED

Address of New Owner	Map – Parcel Number	Send Tax Bills To:
Thomas Rose Properties, LLC 1005 Chicamauga Avenue Nashville, TN 37206	082 08 0 371.00	Thomas Rose Properties LLC 920A Curdwood Blvd Nashville, TN 37216
This instrument prepared by: Batson Nolan PLC Matthew Ellis, Esq. 121 S. Third St., Clarksville, TN 37040 (931) 647-1501		
Property Address: 1005 Chicamauga Avenue Nashville, TN 37206		

THIS QUITCLAIM DEED OF REALTY, executed as of the 23 day of December, 2020, by Grantor, **Phillip and Shannon Cordell, husband and wife**, to Grantee, **Thomas Rose Properties LLC**, a Tennessee limited liability company; WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

[*SIGNATURE PAGE TO FOLLOW*]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

Phillip Cordell

Shannon Cordell

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **PHILLIP CORDELL AND SHANNON CORDELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23rd day of December, 2020.

My Commission Expires:

3/28/23

Notary Public

PAMELA B SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 150 feet of Lot No. 56 on the plan of Stratton & Seymour's addition to Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel likes 150 feet to the southerly margin of a proposed alley.

Being the same property conveyed to Phillip S. Cordell and Shannon Cordell, husband and wife, by Warranty Deed, from Blaine Enterprise, LLC, dated August 31, 2012, and filed of record in Instrument Number 20120905-0080014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record in Plat Book 57, Page 23, said Register's Office; and (b) any and all existing easements and restrictions as show of record not stated herein

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

STATE OF TENNESSEE, ROBERTSON COUNTY

The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the 23 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 3/28/23

PAMELA B SCHULTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY