THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 345-0227

Karen Johnson Davidson County
Batch# 736429 DEEDQC
10/14/2021 12:57:31 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20211014-0138292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration
for this transfer is $350,000.00

Rodney M Kochtitzky
AFFIANT

Subscribed and sworn to before
me this 14th day of October 2021.

Shannon D Walker
Notary Public

My Commission Expires:
March 3, 2022

SHANNON D WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
	Chase	
Rodney M. Kochtitzky	Property Tax Dept.	104-15-0-269.00
2104 West Linden Ave.	P.O. Box 9218	
Nashville, TN 37212	Coppell, Tx 75019-9236	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

CAROL C. PERCY, AN UNMARRIED WOMAN

by these presents does hereby remise, release and quitclaim unto

RODNEY M. KOCHTITZKY, AN UNMARRIED MAN

his heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property"), more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Linden Place of record in Plat Book 547, Page(s) 121 and 122, 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 by Warranty Deed from KIMBERLY ANN MELE AND HUSBAND, SCOTT EUGENE MELE, to RODNEY M. KOCHTITZKY, AN UNMARRIED MAN AND CAROL C. PERCY, AN UNMARRIED WOMAN, dated July 1, 2019, of record in Instrument No. 20190719-0071175, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

Quitclaim Deed Signature Page
2104 West Linden, Nashville, Tennessee 37212

This is improved property known as 2104 West Linden, Nashville, Tennessee 37212.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the Property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of October 2021.

Carol C. Percy
CAROL C. PERCY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CAROL C. PERCY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 14th day of October 2021.

Shannon D. Walker
Notary Public

My Commission Expires: March 3, 2025

SHANNON D. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025