Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 740499 DEEDQC
10/21/2021 10:13:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211021-0141259

THIS INSTRUMENT PREPARED BY AND RETURN TO:
PERRONE & YOUNG, ATTYS.
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
John E. Rodgers, III 3618 Meadowbrook Ave Nashville, TN 37205	NEW OWNER	Map & Parcel 104-05-0-264.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **John E. Rodgers, III,** by these presents does hereby quitclaim and convey unto **John E. Rodgers, III and Nicole Pizzolato Rodgers, husband and wife,** his heirs and assigns, all his right, title and interest in and to the following described tract of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 457 on the Plan of Richland Realty Companies Division 'C' of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 457 fronts 60 feet on the North side of Meadowbrook Avenue and runs back 172.4 feet on the West line and 183 feet on the East line to an alley measuring 60.8 feet thereon.

Being the same property conveyed to John E. Rodgers and wife, Ruth P. Rodgers by Warranty deed from Michael E. Nourse and wife, Kathleen Ann Nourse of record in Book 4810, page 318, Register's Office for Davidson County, Tennessee, dated August 01, 1974 and recorded on August 22, 1974. (Value or consideration shown in aforementioned deed $23,000.00.)

Being the same property conveyed to John E. Rodgers, III by Warranty deed from John E. Rodgers, Jr. of record in Instrument No. 20190823-0085005 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 23, 2019.

This is improved property known as **3618 Meadowbrook Ave, Nashville, TN 37205.**

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, easements and encumbrances as may affect the premises.

Witness my hand this 20 day of October, 2021.

John Rodgers

John E. Rodgers, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John E. Rodgers, III,** 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, at Brentwood, Tennessee on this 20 day of October, 2021.

Kristen Jacoby

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 20 day of October, 2021.

Kristen Jacoby

Notary Public
My commission expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY