Karen Johnson Davidson County
Batch# 766066 DEEDQC
12/02/2021 11:29:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211202-0159769

QUITCLAIM DEED

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30th DAY OF November, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2510LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frederick William Hodge, Jr	Frederick Hodge Jr	105 05 0 011.00
1313 15th Avenue S.	6009 Green Leaf Ct	105 05 0 011.00
Nashville, TN 37212	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FREDERICK WILLIAM HODGE, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

FREDERICK WILLIAM HODGE, JR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the North 8.7 feet front of Lot No. 8 and the South 41.3 feet of Lot No. 9 on the Plan of the subdivision of Block 37 and Block 52. O.B. Hayes Rokeby Addition, as of record in Plat Book 547, Page 2, Register's Office for Davidson County. Tennessee.

Said parts of lots 8 and 9 front together 50 ft. on the Westerly side of 15th Ave. South and extend back 153 feet 2 inches, more or less on the Southerly line 153 feet more or less, on the Northerly line to the Easterly margin of an alley, measuring 48.3 feet thereon.

Being the same property conveyed to Frederick William Hodge, Jr. and Frederick William Hodge, III, As Joint Tenants, by Warranty Deed from Damani Diallo Maynie and Princess Maynie (formerly known as Princess Taylor), Husband and Wife, of record in Instrument No. 20190503-0041742, in the Register's Office of Davidson County, Tennessee, dated May 03, 2019 and recorded on May 03, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

This is Improved property known as 1313 15th Avenue S., Nashville, TN 37212

Witness my hand on this 29th day of November, 2021

Will Hodge - Frederick Hodge III

Frederick Willam Hodge III

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Simpson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2021

Notary Public Monica J. Jacobs

My Commission Expires:

MONICA J. JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT 2, 2023

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 30, 2021.

Lisa Allard

Lisa Allard, Affiant November 30, 2021

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this November 30, 2021.

Jim R. Vanderpool

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024