NEW OWNER:

Roxanne Lee Roden Irrevocable Trust
Joseph Nash Roden, TEE
1831 Blackburn Lane
Spring Hill, Tennessee 37174

SEND TAX BILLS TO:
New Owner

Map: 119
Group: 11
Parcel: 4.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 792205 DEEDQC
01/18/2022 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006723

This instrument was prepared solely with information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROXANNE L. RODEN,** does convey unto **THE ROXANNE LEE RODEN IRREVOCABLE TRUST UTA DATED SEPTEMBER 13, 2021, Joseph Nash Roden, as Trustee,** its heirs and assigns, forever all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 14 on the plan of Laurel Acres, of record in Book 2133, Page 48, Register's Office for said County.

Said Lot No. 14 fronts 124.2 feet on the westerly margin of Mashburn Road and extends back 253.0 feet on the northerly line and 253.3 feet on the southwesterly line to a dead line in the rear, measuring 20.0 feet thereon.

Being the same property conveyed to Roxanne L. Roden and spouse, Joe S. Roden, by Warranty Deed dated April 8, 1992, from Eric P. Etherton, and spouse, Patricia Etherton, of record in Book 8597, Page 709, said Register's Office.

Joe S. Roden died on January 10, 2019, in Wilson County, Tennessee, leaving his wife, Roxanne L. Roden, as the surviving tenant by the entirety to this once shared tenancy by the entirety.

Roxanne L. Roden and Roxanne Lee Roden

This is IMPROVED property known as 2619 Mashburn Road, Nashville, Tennessee 37210.

WITNESS SIGNATURE(S) this 13th day of September, 2021.

Roxanne L Roden
ROXANNE L. RODEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROXANNE L. RODEN,** 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 as the within named bargainor for the purposes therein contained.

WITNESS my hand and official seal at office, this 13th day of September, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 13th day of September, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/13/21.

Date

Celia Stewart-Rouse

Affiant Signature

9/13/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13th day of Sept, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY