Karen Johnson Davidson County
Batch# 796436 DEEDQC
01/27/2022 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220127-0010136

QUITCLAIM DEED

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF January 2021 ~~2021~~ 2022 cbm

Notary Public

MY COMMISSION EXPIRES: 05.05.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert S. Rhodes	**Republic Bank & Trust**	
(NAME) **4902 Nevada Avenue**	(NAME) **P.O. Box #950119**	
(ADDRESS) **Nashville TN 37209**	(ADDRESS) **Louisville KY 40295**	**091-15-0-285.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT S. RHODES, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **ROBERT S. RHODES AND JENNIFER W. RHODES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being part of Block 35 on the Map of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by S.R. Sanford, Jr., Surveyor June 21, 1947, as follows:

Beginning at a point in the North margin of Nevada Avenue, 62 feet West of the Westerly margin of 49th Avenue North; thence Northerly parallel to the Westerly margin of 49th Avenue North 120 feet to a point; thence Westerly parallel to the North margin of Nevada Avenue, 38 feet to a point; thence Northerly parallel to the Westerly margin of 49th Avenue North, 60 feet to the South margin of an Alley; thence Westerly 20 feet to a point; thence Southerly parallel to the Westerly margin of 49th Avenue North, 180 feet to the North margin of Nevada Avenue; thence with the margin of the same Easterly 58 feet to the point of beginning..

Being the same property conveyed to Robert S. Rhodes, an unmarried man by Warranty deed from Christopher Corby, married of record in Instrument No. 20050422-0044990, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 22, 2005.

Witness my/our hand (s) this the 12 day of January, 2022 ~~2021~~.

Robert S. Rhodes

STATE OF Tennessee
COUNTY OF Williamson

On this 12 day of January, 2022 ~~2021~~, before me personally appeared **Robert S. Rhodes,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and~~ official seal, this the 12 day of January, 2022 ~~2021~~

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

BUCKINGHAM-MIMMS NOSDIVIDSON COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
CHERYL

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-12, 2022.

Affiant
Date: January 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY