Karen Johnson Davidson County
Batch# 797185 DEEDQC
01/31/2022 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220131-0010715

NEW OWNER:

Joseph Nash Roden
1831 Blackburn Lane
Spring Hill, Tennessee 37174

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:
New Owner

Map: 119
Group: 11
Parcel: 4.00

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, **THE ROXANNE LEE RODEN IRREVOCABLE TRUST UTA DATED SEPTEMBER 13, 2021, Joseph Nash Roden, as Trustee,** does convey unto **Joseph Nash Roden, unmarried,** his heirs and assigns, forever all of the right, title and interest in and to the following tract or parcel of land, situated 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 The Roxanne Lee Roden Irrevocable Trust UTA Dated September 13, 2021, Joseph Nash Roden, as Trustee, by Quitclaim Deed dated September 13, 2021, from Roxanne L. Roden, of record as Instrument 20220118-0006723 **, said Register's Office.**

Roxanne L. Roden and Roxanne Lee Roden being one and the same person.

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

WITNESS SIGNATURE(S) this 10th day of January, 2022.

Joseph Nash Roden

JOSEPH NASH RODEN

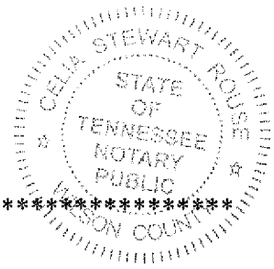
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOSEPH NASH RODEN,** 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 on behalf of and as the Trustee of The Roxanne Lee Roden Irrevocable Trust UTA dated September 13, 2021, as the within named bargainor for the purposes therein contained.

WITNESS my hand and official seal at office, this 10th day of January, 2022.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23



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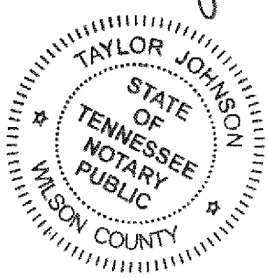
The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Celia Stewart Rouse
Affiant

Sworn to and subscribed to before me, this the 10th day of January, 2022.

Taylor Johnson
Notary Public

My commission expires: 3/19/2025



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 1/10/22.

Date

Celia Stewart-Rouse

Affiant Signature

1/10/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

