This instrument prepared by:
Christopher Cantrell, Attorney for
Paramount Title Services, LLC
1095 South Walnut Avenue, Ste C.
Cookeville, TN 38501
(931) 854-9377

Karen Johnson Davidson County
Batch# 805413 DEEDQC
02/15/2022 10:40:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220215-0017362

QUIT CLAIM DEED

THIS DEED, made and entered into this the 11TH day of February, 2022, by and between **David Elias Rodriguez and Stephanie Suzanne Rodriguez as Trustees of The Coats and Shoes Trust dated May 31, 2019,** hereinafter known as the First Party, and **David Elias Rodriguez and Stephanie Suzanne Rodriguez, as Trustees of The Coats and Shoes Trust dated September 26, 2019,** hereinafter known as the Second Party;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the First Party has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Second Party, their heirs and assigns, all their rights, title and interest in and to the hereinafter described real estate:

Tax ID#: Map 086 12 0, Parcel 117.00

SITUATED, LYING AND BEING in the Land in Davidson County, Tennessee and being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24, Rockwood Estates, as shown on Plat of Record in Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Further subject to the plat of record in Instrument No. 20001013-0102078, in the official records of Davidson County, Tennessee.

This conveyance is made and accepted, and said realty is hereby transferred SUBJECT TO any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

Being the same property conveyed to David Elias Rodriguez and Stephanie Suzanne Rodriguez, Trustees of The Coats and Shoes Trust, Dated May 31, 2019, and any amendments thereto by Quitclaim Deed dated May 31, 2019 from David Rodriguez and Stephanie Rodriguez, husband and wife, recorded June 10, 2019, in Instrument No. 20190610-0055535, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to David Rodriguez and Stephanie Rodriguez, husband and wife by Warranty Deed dated September 20, 2016 from Jonathan Care and wife, Carrie E. Care, recorded September 28, 2016, in Instrument No. 20160928-0102232, in the Official Records of Davidson County, Tennessee.

For further reference to title please see Trust Certification recorded simultaneously herewith in Instrument No. _____ in the Official Records of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

The Coats and Shoes Trust dated May 31, 2019

Grantor(s):

X _____ Trustee
David Elias Rodriguez, Trustee

X _____, Trustee
Stephanie Suzanne Rodriguez, Trustee

STATE OF TN
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County duly commissioned and qualified, David Elias Rodriguez, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is Trustee of The Coats and Shoes Trust dated September 26, 2019, and is authorized by said Trust to execute this instrument on behalf of the Trust.

WITNESS this the 17th day of February, 2022.

My commission expires: 11/24/2022

_____
Notary Public

JARRAH H. SOIFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TN
COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County duly commissioned and qualified, Stephanie Suzanne Rodriguez, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is Trustee of The Coats and Shoes Trust dated September 26, 2019, and is authorized by said Trust to execute this instrument on behalf of the Trust.

WITNESS this the 17th day of February, 2022.

My commission expires: 11/24/2022

Notary Public

JARRAH H. SOIFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TN
COUNTY OF Putnam

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 17th day of February, 2022.

Hailey Thomas
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 17th day of February, 2022.

My commission expires:
11/24/2022

Notary Public

JARRAH H. SOIFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

NAME AND ADDRESS OF PROPERTY OWNER:
David Elias Rodriguez and Stephanie Suzanne Rodriguez, as Trustees of The Coats and Shoes Trust dated September 26, 2019
1404 Whitetail Ct.
Hermitage, TN 37076

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner