QUITCLAIM DEED

MEGAN PAULUS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-07-2023

File #22-KA-6015-CB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 20___.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Cordell and Shannon Cordell (NAME)	**Same as New Owner** (NAME)	**086-02-0-013.00**
920A Curdwood Boulevard (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS ROSE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP CORDELL AND SHANNON CORDELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.123 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for said County, Said Lot No. 123 fronts 60 feet on the Northerly side of Baltic Drive, and extends back between lines, 139.4 feet on the Westerly side, and 130.2 feet on the Easterly line, in the rear on which it measures 61 feet.

Being the same property conveyed to Thomas Rose Properties LLC by Warranty deed from John C. Isbell, a married man of record in Instrument No. 20210914-0123187 Register's Office for Davidson County, Tennessee, dated September 3, 2021 and recorded on September 14, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is ____ **unimproved** __X___ **improved** property known as: 6015 Baltic Drive, Nashville, TN 37076.

Karen Johnson Davidson County
Batch# 841558 DEEDQC
04/19/2022 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044731

Witness my/our hand(s) this the 7 day of March, 2022

Thomas Rose Properties LLC, a Tennessee limited liability company

By: _____
Phillip Cordell, Member

By: _____
Shannon Cordell, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Phillip Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Thomas Rose Properties LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Member, being authorized so to do executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as Member.

Witness my hand, at office, this 7 day of April, 2022.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Shannon Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Thomas Rose Properties LLC, the within named bargainor, a Tennessee limited liability company, and that she, as such Member, being authorized so to do executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as Member.

Witness my hand, at office, this 7 day of April, 2022.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Phillip Cordell and Shannon Cordell
920A Curdwood Boulevard
Nashville, TN 37216

True Copy Certification

I, **Kaz Arbogast,** 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 this the 7th day of April, 2022.

Affiant Signature
Date 04/07/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

