Karen Johnson Davidson County
Batch# 841558 DEEDQC
04/19/2022 09:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220419-0044733

QUITCLAIM DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

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.

Megan Pauley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2022.

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)
Thomas Rose Properties	**Same as New Owner**	
(NAME)	(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, **PHILLIP CORDELL AND SHANNON CORDELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS ROSE PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Phillip Cordell and Shannon Cordell, husband and wife, by Quitclaim Deed from Thomas Rose Properties LLC, of record in Instrument No. ____20220419004473l_____, in the Register's Office for Davidson County, Tennessee.

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.

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

Phillip Cordell

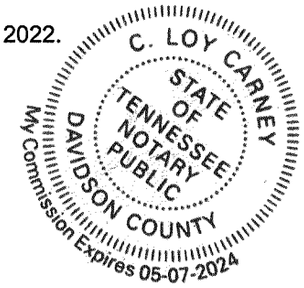
Shannon Cordell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Phillip Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

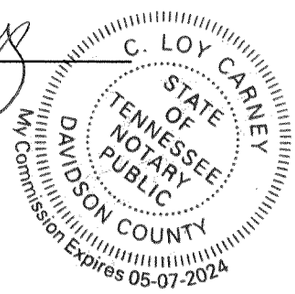


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Shannon Cordell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



RETURN TO:
Thomas Rose Properties
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 8th day of April, 2022.

Affiant Signature
Date 04/08/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

