Karen Johnson Davidson County
Batch# 843336 DEEDQC
04/21/2022 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $111.00
20220421-0046036

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-221860-WCM

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 092-09-0-384.00

QUITCLAIM DEED

THIS DEED made and entered into on this 19 day of March, 20 22, by and between **MAXWELL L. HODGE, AN UNMARRIED MAN and HELEN EVERETT HOLZAPFEL F/K/A HELEN H. HODGE, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 3213 Indiana Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **MAXWELL L. HODGE, AN UNMARRIED MAN**, a mailing address of 3213 Indiana Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of THIRTY THOUSAND and NO/100 ($30,000.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3213 Indiana Avenue, Nashville, TN 37209

Being the same property conveyed to MAXWELL L. HODGE and HELEN H. HODGE from PENNOCK PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY in a Warranty Deed dated 10/10/2019 and recorded 10/11/2019 under Document Number: 20191011-0104532 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

MAXWELL L. HODGE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MAXWELL L. HODGE, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 19th day of March, 2022.

Candace A Griffin
Notary Public
My Commission expires: 08/17/2025

CANDACE A GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/17/2025
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Helen Everett Holzapfel F/K/A Helen H. Hodge
HELEN EVERETT HOLZAPFEL F/K/A HELEN H. HODGE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, HELEN EVERETT HOLZAPFEL F/K/A HELEN H. HODGE, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN **, this** 14 **day of** March **, 20**22**.**

Lindsay Frederick
Notary Public
My Commission expires: 09.02.2024

No title exam performed by the preparer. Legal description and party's names provided by the party.

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 2, AS SHOWN ON THE MAP ENTITLED RESUBDIVISION OF PART OF LOT NO. 29 OF A. W. WILLS SUBDIVISION, OF RECORD IN BOOK 4470, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

SUBJECT TO ALL ZONING AND SETBACK REQUIREMENTS, ALL GENERAL UTILITY, SEWER, DRAINAGE AND ANY OTHER EASEMENTS AND RESTRICTIONS OF RECORD, THE LIEN FOR PROPERTY TAXES THAT ARE NOT DELINQUENT, ANY AND ALL SUBDIVISION OR CONDOMINIUM DECLARATIONS, COVENANTS, AND RESTRICTIONS OF RECORD, AND ANY MATTERS SHOWN ON ANY APPLICABLE PLAT.

BEING THE SAME PROPERTY CONVEYED TO MAXWELL L. HODGE AND HELEN H. HODGE, HUSBAND AND WIFE FROM PENNOCK PLACE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED DATED OCTOBER 10, 2019 AND RECORDED ON OCTOBER 11, 2019, AS 201910110104532

Certificate of Authenticity

I, Caitlin Rich, 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

3/31/2022
Date

Affiant Signature

3/19/2022
Date

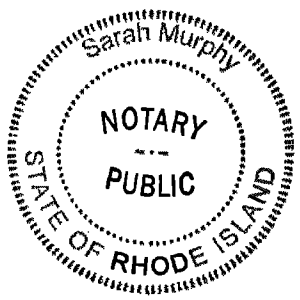
State of Rhode Island
County of Kent

Sworn to and subscribed before me this 19 day of MARCH, 20 22.

Notary's Signature

My Commission Expires: 03/30/2024
Date

Notary's Seal (if on paper)



Oath of Consideration

STATE OF Rhode Island
COUNTY OF Kent

The actual consideration or true value, whichever is greater for this transfer is $ 30,000.00

Affiant Rachel Smith

Subscribed and sworn to before me, this the ~~16th~~ CLR 19th **Day of** March **20**22

Notary

CAITLIN LEIGH RICH
Notary Public-State of Rhode Island
My Commission Expires
September 02, 2025