THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 025000
PARCELS: 081.00 & 053.00

NEW OWNER'S ADDRESS:
William B. Rhodes and Ashley Rhodes Hoover
970 Hitt Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Truist Bank
PO Box 26149
Richmond, VA 23260

Prepared based on information provided by the parties. No title search having been done at this time and no guarantees.

Karen Johnson Davidson County
Batch# 865499 DEEDQC
06/01/2022 09:59:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220601-0063034

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship I, William B. Rhodes, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, located in Goodlettsville, Tennessee and lying on the southerly side of Hitt Lane and described as follows:

Beginning at a point in the center line of Hitt Lane, said beginning point intersecting with the Westerly line of property conveyed to R. B. Fox of record in Book 2594, Page 459, said Register's Office, and said beginning point being North 4° 27' East 1,868.13 feet from the Southwest corner of the R. B. Fox property, and said beginning point being the Northeast corner of the property herein conveyed; thence leaving said Lane and running in a Southerly direction South 4° 27' West along a fence being the said R. B. Fox's Westerly line, approximately 1,189.13 feet to a point which is the Northeasterly corner of the property conveyed to Billy Joe Youngblood and wife, Rebecca B. Youngblood by James E. Abernathy and wife, Bonnie W. Abernathy; thence generally in a Westerly direction a distance of approximately 50 feet to the Southeasterly corner of Tract No. 1 described in Deed Book 4333, Page 275, said Register's Office; thence South 71° 30' West 143.20 feet to a point; thence North 21° 00' West 800.0 feet to a point in the center line of Hitt Lane; thence North 52° 23' East 608.97 feet to an iron pin in the center line of Hitt Lane; thence continuing along said center line of Hitt Lane and running in a Northeasterly direction North 41° 48' East 146.82 feet to a point in a center line of Hitt Lane; thence continuing generally in a Northeasterly direction along the center line of Hitt Lane to the point of beginning. The above-described real estate being all of Tract No. 1 as described in Book 4333, Page 275, and a small portion of Tract No. 6 as described in Book 4471, Page 812, both in said Register's Office.

Being the same property conveyed to William B. Rhodes and wife, Margaret June Rhodes by Warranty Deed dated 3/31/1981 from James E. Abernathy and wife, Bonnie W. Abernathy of record in Book 5727, Page 336 and re-recorded in Book 5737, Page 686, Register's Office for Davidson County, Tennessee. Margaret June Rhodes now being deceased, having died on 6/22/2018 leaving William B. Rhodes as the surviving tenant by the entirety.

This is (X) improved property known as: 970 Hitt Lane, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto William B. Rhodes, unmarried and Ashley Rhodes Hoover, unmarried, as Tenants in

Common with Right of Survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 26th day of May, 2022.

William B. Rhodes

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named William B. Rhodes, the Bargainor, 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 for the purposes therein contained.

WITNESS my hand an official seal this the 26th day of May, 2022.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 26th day of May, 2022.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 26th day of May, 2022.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023