This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 880723 DEEDQC
06/29/2022 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075346

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Charner L. Rodgers** ("Grantor"), an unmarried person, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mary H. Rodgers, a married person** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Subdivision Plat Mary H. Rodgers, of record in Instrument No. 20180716-0068993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mary H. Rodgers and Charner L. Rodgers, Joint Tenants with Right of Survivorship, by virtue of that certain Quit Claim Deed dated March 16, 2022, and being of record at Instrument No. 20220322-0032945, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Abner C. Rodgers and Mary H. Rodgers, husband and wife, by virtue of Quit Claim Deed dated February 24, 2022 at Instrument No. 20220307-0025578, in the amount of $.00 in the said Register's Office.

Being a portion of the same property previously conveyed to Mary H. Rodgers by virtue of Deed dated January 17, 1995 at Book 9591, Page 379, in the amount of $57,135.40 in the said Register's Office.

For information purposes only: 3751 Westport Dr., Nashville, TN, 37218

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 11 day of **April, 2022.**

Charner L. Rodgers
Charner L. Rodgers

STATE OF Alabama
COUNTY OF Lee

Personally appeared before me, a Notary Public in and for said state and county, **Charner L. Rodgers**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 8, 2025

ANDREW THOMAS BAIRD
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

For recording information only

STATE OF Alabama
COUNTY OF Lee

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 11th day of **April, 2022.**

NOTARY PUBLIC

ANDREW THOMAS BAIRD NOTARY PUBLIC ALABAMA STATE AT LARGE

MY COMMISSION EXPIRES: Jan 9, 2025

PROPERTY ADDRESS: **3751 Westport Dr.**
Nashville, TN 37218

TAX PARCEL NO.: **04800009400**

PROPERTY OWNER: **Mary H. Rodgers**
OWNER'S ADDRESS: **3757 Westport Drive**
Nashville, TN 37218

MAIL TAX BILLS TO: **Mary H. Rodgers**
3757 Westport Drive
Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/11/22 (date of document).

Affiant Signature

4/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212