Karen Johnson Davidson County
Batch# 892609 DEEDQC
07/22/2022 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220722-0084284

AFTER RECORDING RETURN TO:
Zillow Closing Services
9001 Cypress Waters Blvd., Suite 3B
Coppell, TX 75019
File No. 2206-TN-146790

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

Parcel ID No.: 135-16-0B-013-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of July, 2022, by and between **Desiree Rodriguez-Bodley F/K/A Desiree Rodriguez-Montalvo, a married woman, who acquired title as a single woman, joined in execution by her spouse, Robert Bodley**, whose address is 426 Flintlock Ct, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Desiree Rodriguez-Bodley, a married woman**, whose address is 426 Flintlock Ct, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) 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 commonly known as: 426 Flintlock Ct, Nashville, TN 37217

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20190624-0060733, recorded on 06/24/2019 in 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.

FKA

Desiree Rodriguez-Bodley F/K/A Desiree Rodriguez-Montalvo

Robert Bodley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Desiree Rodriguez-Bodley F/K/A Desiree Rodriguez-Montalvo and Robert Bodley**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in ~~Davidson County~~ County KM, this 18 day of July, 2022.

Michelle R Davis
Notary Public
My Commission expires: 7/2/2024

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

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18 day of July, 2022

Notary Public
My Commission Expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

Name and address for person(s) responsible for taxes:

Desiree Rodriguez-Bodley
426 Flintlock Ct
Nashville, TN 37217

Name and address of property owner:

Desiree Rodriguez-Bodley
426 Flintlock Ct
Nashville, TN 37217

Exhibit A
Legal Description

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE TRACT 11 OF RECORD IN PLAT AT INSTRUMENT NO. 20021120-0143949, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Being the same property conveyed to Desiree Rodriguez-Montalvo, a single woman by Warranty Deed from Brandtley M. Mace, and wife, Emma Mace, and Cynthia Miller Mace, a married woman recorded on June 24, 2019 in Instrument: 20190624-006073320190624-0060733 in the Register's Office of Davidson County, TN.

Parcel ID No: 135-16-0B-013-00

For information purposes only: 426 Flintlock Ct, Nashville, TN 37217

Certificate of Authenticity

I, MELINDA SPINK, 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 07-18-2022.

Date

Affiant Signature

07-22-2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 07 day of 22, 2022.

Notary's Signature

My Commission Expires: 10-06-2024
Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372