Karen Johnson Davidson County
Batch# 997434 DEEDQC
04/28/2023 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230428-0031525

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:

Kathryn Bumpus Rodriguez
6537 Thunderbird Dr.
Nashville, TN 37209

SEND TAX BILLS TO:
SAME

Map/Parcel:
102-03-0A-001.00CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Ernest Rodriguez, a married man** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Kathryn Bumpus Rodriguez, a married woman**, hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 27th day of April, 2023.

Ernest Rodriguez

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ernest Rodriguez,** whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2023.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, 6537 Thunderbird Drive Townhomes, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20160503-0043212, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ernest Rodriguez and Kathryn Bumpus Rodriquez, husband and wife, by Warranty Deed from Kurio Properties, Inc., of record in Instrument No. 20171115-0117421, in the Register's Office, Davidson County, Tennessee, dated November 10, 2017, and recorded on November 15, 2017

This property is commonly known as 6537 Thunderbird Dr., Nashville, Tennessee 37209.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/27/2023 (date of document).

Affiant Signature

4/28/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON