Karen Johnson Davidson County
Batch# 1038771 DEEDQC
08/16/2023 08 19 04 AM 3 pgs
Fees $17 00 Taxes $0 00
20230816-0063648

This Instrument Was Prepared By
Casey W Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0 00

James Michael Rhodes, Affiant

Subscribed and sworn to before me this 7th day of August, 2023

Notary Public
My Commission Expires 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
James Michael Rhodes, Trustee Melissa Thal Rhodes, Trustee 1508 Ordway Place Nashville, TN 37206	Same	083-09-0-311.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Melissa Thal Rhodes and James M. Rhodes, wife and husband**, the "**Grantors**" do hereby convey and quitclaim unto **James Michael Rhodes and Melissa Thal Rhodes, Co-Trustees of the Rhodes Family 2023 TBE Trust dated August 7, 2023**, the "**Grantees**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 7th day of August, 2023.

Melissa Thal Rhodes

James M. Rhodes

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, BreaunaN Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Melissa Thal Rhodes and James M. Rhodes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of August, 2023.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

Being Lot No. 115 on the map or the Subdivision of the A.V.S. Lindsley, 29 Acre Tract, as of record in Book 57, Page 66, Register's Office for said County.

Said Lot No. 115 fronts 50 feet on the Southerly side of Ordway Place and runs back 118.7 feet on the East line and 120.9 feet on the West line to an alley and measures 50 feet, more or less, thereon.

Being the same property conveyed to Melissa Thal Rhodes and James M. Rhodes, wife and husband, by deed from Melissa Thal (now known as Melissa Thal Rhodes) and James M. Rhodes, a married couple, of record in Instrument No. 20201103-0128365, dated October 19, 2020, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1508 Ordway Place, Nashville, Tennessee 37206.

This legal description is the same as from the previous deed of record.