Karen Johnson Davidson County
Batch# 1038775 DEEDQC
08/16/2023 08:22:06 AM 3 pgs
Fees $17.00 Taxes $0.00
20230816-0063653

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

Melissa Thal 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
Melissa Thal Rhodes, Trustee James Michael Rhodes, Trustee 1508 Ordway Place Nashville, TN 37206	Crown Mortgage Services 833 C. Wren Road Goodlettsville, TN 37072	08301025800

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, **James Michael Rhodes and Melissa Thal Rhodes, husband and wife**, 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, 20231,** the "**Grantees**", all of Grantors' undivided 50% 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 Grantors, this the 7th day of August, 2023.

James Michael Rhodes

Melissa Thal Rhodes

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared James Michael Rhodes and Melissa Thal 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
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 6, on the Plan of the division of the estate of John Hobson, deceased, as of record in Minute Book "L", page 363, of the Circuit Court of Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Petway Avenue, at a point 250 feet east of the property formerly owned by A.W. Hooker, Trustee, the subdivision of which is of record in Book 57, Page 131, said Register's Office; thence with the southerly margin of Petway Avenue, Eastwardly 50 feet to a point; thence southwardly 150 feet to a point; thence westwardly 50 feet to a point; thence northwardly 150 feet to the beginning.

Being the same property conveyed to James Michael Rhodes and Melissa Thal Rhodes, as tenants by the entirety, by deed from Melissa Thal, of record in Instrument No. 20230816-0063652 dated August 7, 2023, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1008 Petway Avenue, Nashville, TN 37206

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