Karen Johnson Davidson County
Batch# 1038800 DEEDQC
08/16/2023 08 40 17 AM 3 pgs
Fees $17 00 Taxes $0 00
20230816-0063680

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 |
|---|---|---|
| James Michael Rhodes, Trustee<br>Melissa Thal Rhodes, Trustee<br>1508 Ordway Place<br>Nashville, TN 37206 | Same | 083130B10300CO |

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, 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 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 bargainor, 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

BEING UNIT NUMBER 103, WITH A STREET ADDRESS OF 1013 FATHERLAND STREET, NASHVILLE, TN 37206, AS SHOWN ON THE REVISED CONDOMINIUM PLAT WHICH IS ATTACHED TO THE SECOND AMENDMENT TO THE MASTER DEED OF 37206 BUILDING OF RECORD AS INSTRUMENT NO. 200610230131425, AS RE-RECORDED IN INSTRUMENT NO. 200611010135575, AS RE-RE-RECORDED IN INSTRUMENT NO. 200611130140782, AS AFFECTED BY THIRD AMENDMENT TO THE MASTER DEED OF RE CORD IN INSTRUMENT NO. 200701120005378, AS AMENDED BY INSTRUMENT NO. 201401170004964, AND SUBJECT TO ALL TERMS AND CONDITIONS OF THE MASTER DEED OF RECORD IN INSTRUMENT NO. 200510060120763, AS AMENDED BY INSTRUMENT NO. 200510270129747, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE ACCURATE DESCRIPTION.

Being the same property conveyed to James Michael Rhodes and Melissa Thal Rhodes, by deed from Melissa Rhodes, a married woman, of record in Instrument No. 20230816-0063079 dated August 7, 2023, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 1013 Fatherland Street, Nashville, TN 37206.

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