This instrument was prepared by:

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101 North Maple Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1056062 DEEDQC
10/02/2023 10:07 57 AM 2 pgs
Fees. $12 00 Taxes $0.00

20231002-0077012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
YSRodgers, Affiant
Subscribed and sworn before me this the
2 Day of Oct, 2023
DP, Deputy Register

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Lonzell L. Rodgers 2916 Katonka Court Antioch, TN 37013	**Same**	**174-11-0-A Parcel 337**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and for the purpose of settling property rights in a divorce filed in the Circuit Court of Davidson County, Tennessee (Docket No. 16D-2137), the receipt and adequacy of which is hereby acknowledged, **YOLANDA ANN STANLEY RODGERS, unmarried**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all her right, title and interest in said parcel of land unto **LONZELL L. RODGERS, unmarried**, hereinafter called **Grantee,** his successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 236, on the Plan of Cane Ridge Farms – Phase Six, Section One, of record as Instrument #20050209-0015098, recorded on February 9, 2005, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lonzell L. Rodgers and Yolanda S. Rodgers, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, dated 5/22/2006, and recorded on 6/2/2006, the same appearing of record as Instrument #20060602-0065341, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Davidson County, Tennessee.

Description Reference: No boundary survey was performed at the time of this conveyance with legal description being the same as the previous deed of record.

This is improved property known as **2916 Katonka Court, Antioch, TN 37013**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 2 day of October, ~~2017~~ 2023

Yolanda Ann Stanley Rodgers
YOLANDA ANN STANLEY RODGERS

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **YOLANDA ANN STANLEY RODGERS**, the bargainor with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee this 2 day of October, ~~2017~~ 2023

H Wallace
NOTARY PUBLIC

My Commission Expires: 06/17/25

H. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY