QUITCLAIM DEED

STATE OF MD, COUNTY OF Wicomico

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Michael John Ross
Affiant

Subscribed and sworn to me on October 12th, 2023.

Mary Larmore
NOTARY PUBLIC

My Commission Expires: 7/9/2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson
Batch# 1064816
10/26/2023 08:30:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs

20231026-0083719

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

ESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marilyn E. Odom 704 Norwalk Ct. Nashville, TN 37214	Same as new owner	09616019000

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that MICHAEL JOHN ROSS, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MARILYN ELIZABETH ODOM, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> BEING all of Lot No. 6, Section Two, Addition to Larchwood, according to plat and survey of same appearing of record in Plat Book 6200, page 324, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Marylyn Elizabeth Odom and Michael John Ross, as joint tenants with the right of survivorship, from Gordon R. Perry and wife Yvonne M. Perry by Warranty Deed dated August 19, 2016, and recorded August 29, 2016, of record in Instrument No. 20160829-0090294, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 704 Norwalk CT, Nashville, TN 37214.

WITNESS my hand on October 12th, 2023.

Michael John Ross

STATE OF MD

COUNTY OF Wicomico

On October 12th, 2023, before me personally appeared MICHAEL JOHN ROSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on October 12th, 2023.

BETHANY LARMORE
NOTARY PUBLIC
WICOMICO COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 9, 2025.

Bethany Larmore
NOTARY PUBLIC

My Commission Expires: 7/9/2025