RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
252 Jackson Meadows Drive, Suite 301
Hermitage, TN 37076
File No.: QMT-19001-23

Karen Johnson Davidson County
Batch# 1087157 DEEDQC
12/29/2023 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231229-0100274

QUITCLAIM DEED

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of Dec., 2023.

NOTARY PUBLIC

My commission expires: 10/22/25

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 252 Jackson Meadows Drive, Suite 301, Hermitage, TN 37076

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HB Property Group, LLC **4719 Columbia Pike** **Thompsons Station** **TN 37179**	Same as Address of New Owner	092-13-0-312.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Justin Roddick and Rachel Roddick, husband and wife,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **HB Property Group, LLC** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Shield's New West Nashville, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, and a strip lying between the east of said lot and the West margin of 37th Avenue, North, formerly Pilcher Avenue, as now located.

Said Lot and said Strip of land front 50 feet on the Westerly side of 37th Avenue, North, formerly Pilcher Avenue, as now located, and run back 153 feet, more or less, on the Northerly line and 156 feet, more or less, on the Southerly line, to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Justin Roddick and Rachel Roddick, husband and wife from James E. Snider, as to a sixty percent (40%) interest, Kevin B. Snider, as to a twenty percent (30%) interest, and Karli Carroll, as to a twenty percent (30%) interest, as tenants in common, by Warranty Deed dated 11/22/2021 and recorded 12/01/2021 in Instrument No. 20211201-0158361 and corrected by Scrivener's Affidavit in Instrument No. 20220114-0005994, Register's Office of said County.

Property more commonly known as 305 37th Avenue North, Nashville, TN 37209.

WITNESS MY HAND, this **29th** day of **Dec.**, 2023.

Grantor

Justin Roddick

Grantor

Rachel Roddick

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Justin Roddick and Rachel Roddick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 29 day of Dec, 2023.

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 11/12/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/29/23 (date of document).

Shannon O'Neill

12/29/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of Dec., 2023.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD