Karen Johnson Davidson County
Batch# 1156383 DEEDQC
07/10/2024 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240710-0051751

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 10, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY COMM. EXPIRES 08/19/2027

New Owner Address:
Roden Family Trust
694 Timber Lane
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117-02-0C-048.00-CO

QUITCLAIM DEED

Dan M. Roden and Rosemary W. Roden, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Roden Family Trust**, dated July 10, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 10, 2024**.

Dan M. Roden

Rosemary W. Roden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dan M. Roden and Rosemary W. Roden**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 10, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/13/2027

EXHIBIT A

A certain condominium located in Davidson County, Tennessee, being Unit No. 48, together with the carport designated No. 48-A, of Regency Park, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Regency Park Condominium of record in Book 3700, Page (s) 111 and 112, Book 3815, page 778, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513 and Instrument No(s). 20031029-0159210 and 20050531-0060994, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dan M. Roden and Rosemary W. Roden, husband and wife, from Jeffrey L. Levy and Lynn M. Levy, husband and wife, by deed of record in Instrument No. 20161110-0121642, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 694 Timber Lane, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 July 10, 2024.

Affiant Signature

July 10, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 10, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/19/2027