Karen Johnson Davidson County
Batch# 1175831 DEEDQC
08/30/2024 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240830-0066825

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Alonzo Norvell Rhodes and Erica Chisom Rhodes 2821 Cato Ridge Drive Nashville, TN 37218

Order Number: C-TN894670

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Alonzo Norvell Rhodes, a/k/a Alonzo Norvell Rhodes, Sr. and Erica Chisom Rhodes, Husband and Wife,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Alonzo Norvell Rhodes and Erica Chisom Rhodes, Husband and Wife,** whose address is 2821 Cato Ridge Drive, Nashville, TN 37218, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 312, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9, of record in Instrument Number 20090618-0056870 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

This conveyance is made subject to:

Subject to all matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Subject to the flow of Eaton's Creek and branches thereof.

Subject to the rights of others in and to the common areas and/or elements.

Subject to flow of any streams on and across subject property.

Subject to restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; Third Supplement amendment of record in Instrument No. 20041229-0153372; Fourth Supplement amendment recorded in Instrument No. 20061120-0143523; Fifth Supplement amendment recorded in Instrument No. 20061120-0143524; Sixth Supplement amendment recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

Subject to easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee.

Subject to easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887; Instrument No., 20060126-0009689 and Instrument No. 20070112-000533 8, Register's Office for Davidson County, Tennessee.

Subject to misc easements and intrusions Agreement for Rights and Obligations in Instrument No. 20041229-0153373; said Register's Office.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 058 09 0A 263.00
Street address of property: 2821 Cato Ridge Drive, Nashville, TN 37218

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20110112-0003361, in the Register's Office, Davidson County, Tennessee.

Signed this 25TH day of AUGUST, 2024.

Signature of Grantor(s):

Alonzo Norvell Rhodes, a/k/a
Alonzo Norvell Rhodes, Sr.

Erica Chisom Rhodes

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 25TH day of AUGUST, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Alonzo Norvell Rhodes, a/k/a Alonzo Norvell Rhodes, Sr. and Erica Chisom Rhodes known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

County Parcel Number: 058 09 0A 263.00
Street address of property: 2821 Cato Ridge Drive, Nashville, TN 37218

Oath of Consideration

I or we, Alonzo Norvell Rhodes, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 25TH day of AUGUST, 2024.

Signatures of Affiant(s):

Alonzo Norvell Rhodes

Sworn and subscribed before me this 25TH day of AUGUST, 2024

Notary Public

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Dylan Logan, 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 08/25/2024 (date of document).

Affiant Signature

08/29/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

