Karen Johnson Davidson County
Batch# 1178334 DEEDQC
09/06/2024 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240906-0068580

File No: 2001787612
Grantor's Loan No. _____

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Andrew J. Rodriguez and **Melissa R. Perez**, 4408 Skyridge Dr, Nashville, TN 37207

Tax Parcel Number: 050070A11800CO

EXEMPT FROM TRANSFER TAX
67-4-409(a)(1)(D) quitclaim deed for $0 consideration

QUITCLAIM DEED

Andrew J. Rodriguez and **Melissa R. Perez,** a married couple who acquired title as unmarried individuals ("Grantor"), of **4408 Skyridge Dr, Nashville, TN 37207**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, convey and quitclaim his/her interest to **Andrew J. Rodriguez** and **Melissa R. Perez,** husband and wife, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **4408 Skyridge Dr, Nashville, TN 37207,** with quitclaim covenants, the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 118, ON THE PLAN OF SKYRIDGE PHASE 3 FINAL SUBDIVISION PLAT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20230303-0015355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW J RODRIGUEZ AND MELISSA R PEREZ, FROM MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION, DATED 12/08/2023, RECORDED 12/08/2023, DEED INSTRUMENT NO. 20231208-0095012, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 050070A11800CO

Property Address is: 4408 Skyridge Dr, Nashville, TN 37207

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on August 30, 2024:

Andrew J. Rodriguez

Melissa R. Perez

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Andrew J. Rodriguez** and **Melissa R. Perez**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of August, 2024.

Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me on this the 30 day of August, 2024.

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Cox, 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 08/30/2024 (date of document).

Affiant Signature

09/04/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 04 day of SEPTEMBER, 2024.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries