BOX 10-B

Karen Johnson Davidson County
Batch # 1191110 DEEDQC
10/08/2024 02:30:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241008-0078169

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM GRAY HODGE, ET AL	**SAME**	**091-15-0-179.00**
(NAME) **5104 NEVADA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM GRAY HODGE, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO **WILLIAM GRAY HODGE AND ARIADNA MI DANG, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** THEIR HEIRS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON **COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southwest part of Block 11 on the Plan of Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Block fronts 60.0 feet on the North side of Nevada Avenue and extends back, between parallel lines along the East margin of 52nd Avenue, North 180.0 feet to an alley called for in deeds.

Being the same property conveyed to **WILLIAM GRAY HODGE, an unmarried person,** from **WILLIAM HAYNES AND MELODIE OZORKIEWICZ, husband and wife,** by warranty deed dated March 2, 2022 of record as Instrument No. 20220311-0028605, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS THE PRIOR DEED.

This conveyance is subject to all easements, conditions, and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **5104 NEVADA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7th day of October, 2024.

WILLIAM GRAY HODGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **WILLIAM GRAY HODGE,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of October, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON