PREPARED BY: RETURN
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1194136
10/16/2024 10:55:09 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241016-0080170

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Amanda Roddy and Thomas Anderson 2707 Hody Drive Nashville, TN 37206	New Owner	083-15-0-149.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Amanda Roddy, unmarried,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Amanda Roddy, unmarried, and Thomas Anderson, unmarried, as Joint Tenants with Rights of Survivorship**, all of er rights, title and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Section Two, Fortland Park, of record in Plat Book 2900, Page 40, 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 Lot No. 108 fronts 80 feet on the southeasterly side of Hody Drive and runs back between lines 161 feet on the southwesterly side and 155 feet on the northeasterly side to a dead line in the rear on which it measures 80.2 feet.
>
> Being the same property conveyed to Amanda Roddy, unmarried, by Warranty Deed from Michael E. Latta and William S. Latta, of record in Instrument No. 20161118-0121646, Register's Office, Davidson County, Tennessee.

This is improved property known as **2707 Hody Drive, Nashville, TN 37206.**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 14 day of October, 2024.

GRANTOR:

Amanda Roddy

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Amanda Roddy,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 14th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY