Karen Johnson Davidson County
Batch # 1206934 DEEDQC
11/20/2024 10 12 01 AM 2 pgs
Fees $12 00 Taxes $0 00
20241120-0090245

INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE HAS BEEN ISSUED BY TITLE PROFESSIONALS OF TENNESSEE, LLC.

QUITCLAIM DEED

MARKA L. NETTLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 30th DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES 1/28/26

THIS INSTRUMENT WAS PREPARED BY:
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO
MARY RODGERS, ET AL **3751 Westport Drive** **Nashville, TN 37218-1209**	**S A M E**	**69-4-35.00**

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, MARY RODGERS, A MARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MARY RODGERS, A MARRIED WOMAN, AND CHARNER LYNN RODGERS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, Block "BB" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary Rodgers by Special Warranty Deed from Gannett Satellite Information Network, Inc., of record in Instrument Number 200005050045813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items and set out on any applicable plat of record.

This is investment property and is not nor has it ever been the residence of Grantor nor any spouse of hers.

Unimproved ( )
This is improved (X) property known as **4013 Clarksville Hwy, Nashville, TN 37218**

WITNESS my hand this 30th **day of October, 2024.**

Mary Rodgers

MARY RODGERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY RODGERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30th **day of October, 2024.**

Marka L. Nettle

NOTARY PUBLIC

My Commission Expires: 1/28/26

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY