Karen Johnson Davidson County
Batch# 1212842 DEEDQC
12/05/2024 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094526

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Christopher John Rodzewicz, Trustee, Affiant Subscribed and sworn to before me, this 25th day of November, 2024. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Christopher John Rodzewicz and Mary Virginia Rowe, Trustees 2828 Sugar Tree Road Nashville, TN 37215	SAME	117-09-0 088.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher John Rodzewicz and wife, Mary Virginia Rowe**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Christopher John Rodzewicz and Mary Virginia Rowe, Trustees of the R2 Trust, established by the Revocable Trust Agreement of Christopher John Rodzewicz and Mary Virginia Rowe dated November 25, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 25th day of November, 2024.

Christopher John Rodzewicz

Mary Virginia Rowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher John Rodzewicz and Mary Virginia Rowe, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November, 2024.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Woodmont Estate, a Resubdivision to which of Lot Plan No. 5 & 23, of record in Plat Book 3842, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chistopher John Rodzewicz and Mary Virginia Rowe, husband and wife, by deed from Coker Properties, LLC, FKA, Coker Properties Inc., a Tennessee Corporation of record in Instrument No. 20210518-0067305 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2828 Sugar Tree Road, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 11/25/24.

12/5/24
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of December, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

