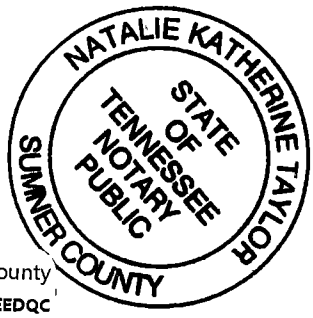
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

Karen Johnson
Batch # 1232538
01/31/2025 09 44 21 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250131-0007408

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James Hodges	Same	
(NAME)	(NAME)	
3136 Lakeland Drive		096-11-0-110.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Laura Nicole Hodges, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **James Hodges, hereinafter called the GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being all of Lot No. 817, on the Plan of Cloverhill, Section 10, of record in Plat Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Hodges and Laura Nicole Hodges, husband and wife by Warranty Deed from Amanda Welch and Andrew Welch, wife and husband and Ricky Welch, as joint tenants with right of survivorship dated May 12, 2020, and of record in Instrument No. 20200515-0050669, Register's Office of Davidson County, Tennessee.

Unimproved

This is improved X property, known as 3136 Lakeland Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 30th day of January, 2025

Laura Nicole Hodges

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Laura Nicole Hodges, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2025.

My Commission Expires: 11/19/2025

Notary Public

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY