THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

This instrument was prepared by:
Griffin Law Group, PLLC
Brandon S. Griffin
Attorney at Law
621 N Spring St.
Sparta, TN 38583

Owner's Name and Tax Address:
The Micah And Aphtaen Hodge
Revocable Living Trust
1408 Bridgecross Parkway
Hermitage, TN 37076

Karen Johnson Davidson County
Batch # 1239739 DEEDQC
02/21/2025 04:28:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20250221-0013214

Tax Parcel ID No. 098-06-0-A-031.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that We, **MICAH HODGE and APHTAEN MAKAILI HODGE husband and wife,** hereinafter referred to as "Grantors", do hereby quitclaim and convey unto **THE MICAH AND APHTAEN HODGE REVOCABLE LIVING TRUST,** hereinafter referred to as "Grantee", all our right, title and interest in that certain tract or parcel of land in Davidson County, TENNESSEE more particularly described as follows:

Being Lot No. 27 on the Final Plat of Phase1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Wilson County, Tennessee, to which reference is made for a more complete description.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION "A", BRIDGEWATER, as recorded in instrument No. 20051104-0133897, and Surveyor's Certificate of Correction Applicable to the plan of Bridgewater, Phase 1, Section "A" recorded at Instrument No. 20060608-0067981.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20051024-0128043 and 20160212-0013733.

Easement for Tennessee Valley Authority, recorded in Book 1291, Page 99 and Book 1318, Page 28.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20050222-0019150.

Easement for Sewer/Storm Drainage, recorded in Instrument No. 20060120-0008000.

Easement for Right of Way/ Maintenance, recorded in Instrument No. 20050929-0117150.

Rights of other parties in and to Binkley-Steele and Hagar Cemetery located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Instrument No. 20060726-0090108.

Conveyance for Open Space recorded at Instrument Nos. 20091117-0105711, 20091110-0103837, and Scrivener's Affidavit recorded at Instrument No. 20091117-0105711.

This is improved property located at 1408 BRIDGECROSS PARKWAY Hermitage, TN 37076-5623.

THE PREVIOUS AND LAST conveyance being a Warranty Deed conveyed from, Joseph D. Yuhasz, married, to MICAH HODGE and APHTAEN MAKAILI HODGE, husband and wife, recorded in Instrument No. 20161123-0123861, in Register of Deeds Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 14th day of February, 2025.

ELIZABETH MARIE STAFFORD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

MICAH HODGE

Aphtaen Makaili Hodge
APHTAEN HODGE

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICAH HODGE and APHTAEN HODGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

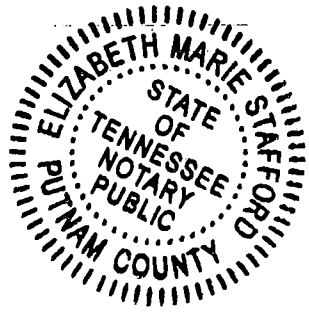
WITNESS MY HAND and official seal on the 14th day of February 2025.

Elizabeth Marie Stafford
NOTARY PUBLIC

My Commission Expires: 03/21/2028

ELIZABETH MARIE STAFFORD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

AFFIDAVIT OF VALUE



STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is **$0.00**.

Micah Hodge & Aphtaen Hodge
AFFIANT

Subscribed and sworn to before me, on the 14th day of February, 2025.

Elizabeth Marie Stafford
Notary Public

My Commission Expires: 03/21/2028

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.