Karen Johnson Davidson County
Batch# 1248639 DEEDQC
03/20/2025 01:40:30 PM 7 pgs
Fees: $42.00 Taxes: $0.00
20250320-0020682

Name and Address of New Owner:
Dylan Alldredge
Rufus Alldredge
1444 Janie Avenue
Nashville, TN 37216

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger & Sanderson, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Parcel ID: 07204026700
P/O 07204026800

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES

QUITCLAIM DEED

WHEREAS, **DYLAN ALLDREDGE, married, and RUFUS ALLDREDGE, married,** hereinafter collectively called the GRANTOR, are the owners of certain parcels or tracts of real property located in Davidson County, Tennessee commonly known as **1444 Janie Avenue, Nashville, Tennessee 37216** and **1448 Janie Avenue, Nashville, Tennessee 37216** (collectively the "Property"); and

WHEREAS, Grantor has resubdivided the Property as more particularly shown on the Boundary Survey for Dylan & Rufus Alldredge attached hereto as Exhibit B; and

WHEREAS, Grantor desires to make conveyances to effect the resubdivision of the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DYLAN ALLDREDGE, married, AND RUFUS ALLDREDGE, married,** for the sole purpose of making a reconveyance to effect the resubdivision of the Property, do hereby quitclaim unto **JOHN W. RODGERS, Trustee,** hereinafter called the GRANTEE, his successors and assigns, all of our right, title and interest in and to that certain tract or parcel of real estate in Davidson County, Tennessee, BEING ALL OF TRACT 10 ON THE ATTACHED EXHIBIT B, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

And now I, **JOHN W. RODGERS, Trustee,** for the express purpose of carrying out the intent of this conveyance as set forth above, do hereby quitclaim all of my right, title and interest in the following described tract or parcel of land to **DYLAN ALLDREDGE, married, and RUFUS ALLDREDGE, married, as tenants in common with right of survivorship,** their successors and assigns:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 26 day of February, 2025.

1ST GRANTOR:

DYLAN ALLDREDGE

RUFUS ALLDREDGE

2ND GRANTOR:

JOHN W. RODGERS, Trustee

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 **DYLAN ALLDREDGE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of February, 2025.

Notary Public
My Commission Expires: 01-04-2027

ROBIN JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 4, 2027

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 **RUFUS ALLDREDGE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of February, 2025.

IAN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 4, 2027

Ian Smith
Notary Public
My Commission Expires: Oct. 4, 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN W. RODGERS, Trustee,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of February, 2025.

LAKEN MANIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Laken Manier
Notary Public
My Commission Expires: 11-28-2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for these transfers or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Subscribed and sworn to before me, this the 28 day of February, 2025.

LAKEN MANIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 11-28-2026

EXHIBIT A

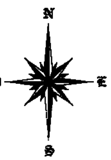
A parcel of land in 7th Councilmanic District of Davidson County, Tennessee, said parcel being Lot 10 and the northerly half of Lot 9 of Block "E" on the Map of Country Club Estates, of record in Plat Book 843, Page 95, in the Register's Office of said county. Said parcel fronts 150 feet on the southwesterly side of Janie Avenue and runs back between parallel lines measuring 175 feet, more or less, to a dead line in the rear measuring 150 feet.

Being the same property conveyed to Dylan Alldredge & Rufus Alldredge as Joint Tenants with Common Law Rights of Survivorship by Nancy Quinn, recorded on December 02, 2016 in Instrument Number 20161202-0126848, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN); Also being a portion of the property conveyed to Dylan Alldredge & Rufus Alldredge as Joint Tenants with Rights of Survivorship by 1 Public Homes, LLC, a Tennessee Limited Liability Company, recorded on December 02, 2016 in Instrument Number 20161202-0126848, in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN).

This Conveyance is subject to:

- All matters shown on the Map of Country Club Estates of record in Plat Book 843, Page 95, R.O.D.C,TN.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4191, Page 484, R.O.D.C.,TN, and in Book 4191, Page 481, R.O.D.C.,TN.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110509-0035506, R.O.D.C.,TN.
- Any existing covenants, restrictions, easements, restrictions, or servitudes of record that have not been stated herein.

EXHIBIT B



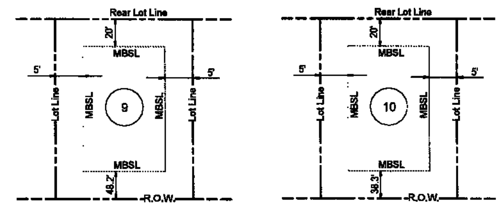
NOTE: BEARINGS RELATIVE TO WGS84 (GRID NORTH)
ELEVATIONS RELATIVE TO EGM84
DATE OF OBSERVATION: 12/05/2024

1 inch = 20 ft.

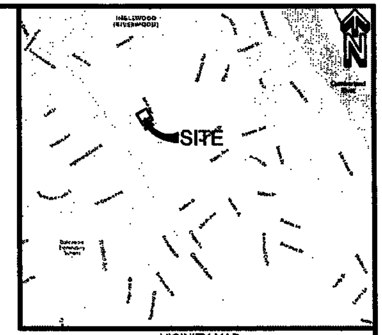
UTILITY PROVIDER LIST

METRO WATER SERVICES: (615) 862-4600
METRO NASHVILLE PUBLIC WORKS: (615) 862-8780
PIEDMONT NATURAL GAS: (800) 752-7504
NASHVILLE ELECTRIC SERVICE: (615) 736-6900
COMCAST: (800) 266-2278

GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 05 December 2024
(4) Datum: EGM84
(5) Published/Fixed-control use: On-Site
500 BASE
N:684574.74
E:1757939.08
Z: 469.02'
(6) Combined grid factor(s): 1.00000000
(7) Units: US Survey Feet



Minimum Building Setback
Detail for RS7.5 (Residential 7,500 sq.ft. Lot) Zoning
NOT TO SCALE

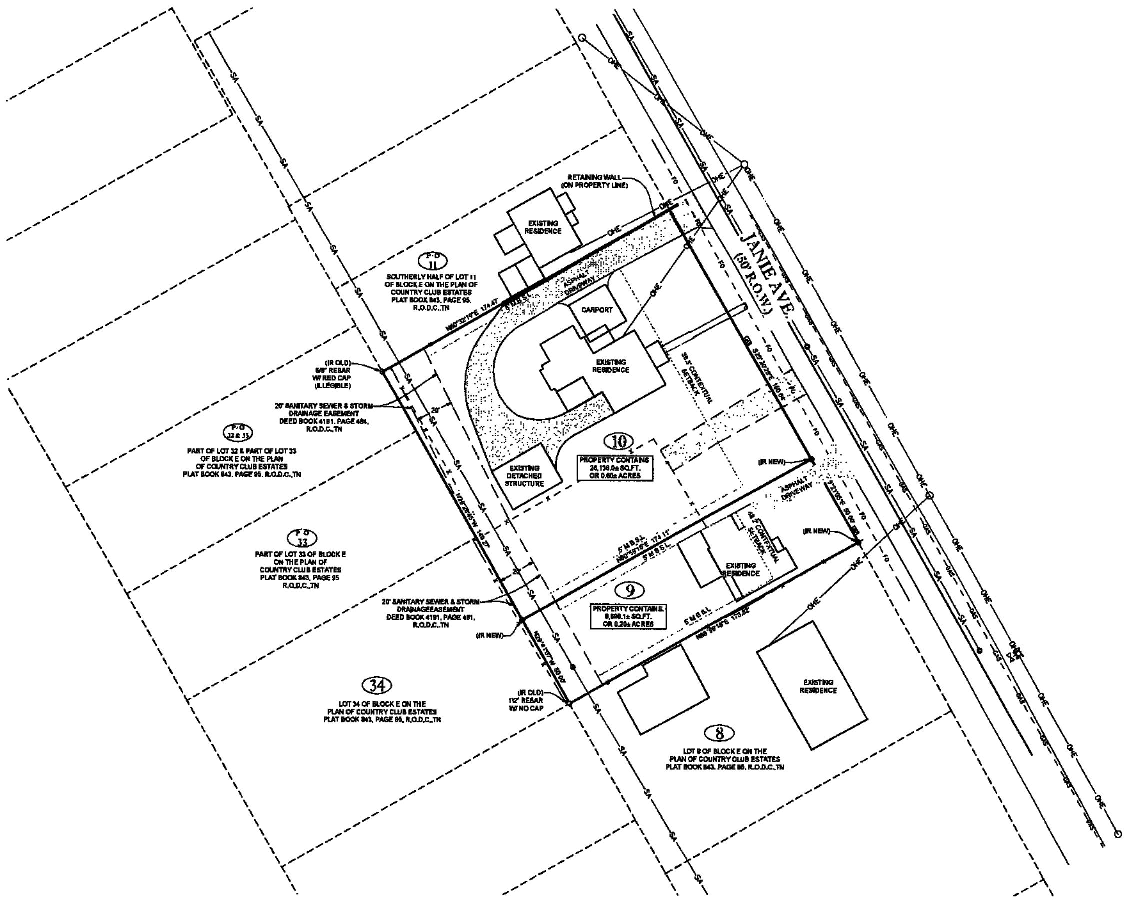


VICINITY MAP
NOT TO SCALE

811
Know what's below. Call before you dig.

Utility Disclaimer

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



DATE OF DRAWING: 12/20/24

LEGEND

AREA DRAIN		IRON ROD OLD (IR OLD)	
LIGHT POLE		IRON PIPE OLD (IP OLD)	
EXISTING MANHOLE		1/2" REBAR SET (IR NEW) "WARD RLS#3031"	
UTILITY POLE			
FIRE HYDRANT		FINISHED FLOOR ELEVATION	FFE
VALVE		BACKFLOW PREVENTER	BFPV
GAS METER		REGISTER'S OFFICE OF DAVIDSON COUNTY	R.O.D.C.,TN
CATCH BASIN			
WATER METER		METAL FENCE POST	MFP
CLEAN OUT		WOOD FENCE POST	WFP
HANDICAP PARKING		AIR CONDITIONING UNIT	AC
PULL BOX		PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E.
SIGN			
GUY WIRE		MINIMUM BUILDING SETBACK LINE	M.B.S.L.
MAG NAIL			
CONCRETE MONUMENT			
SUBJECT PROPERTY LINE			
RIGHT-OF-WAY/ADJOINER			
EXISTING EASEMENT			
M.B.S.L. - SETBACK LINE			
FENCE LINE	x		
SEWER LINE	SA		
STORM LINE	ST		
WATER LINE	W		
FIBER OPTIC LINE	FO		
GAS LINE	GAS		
OVERHEAD ELECTRIC	OHE		

General Notes

1. Date field survey completed: 12/10/2024.
2. Lot 10 (Parcel 267.00) contains 26,136.0± sq.ft. or 0.60± acres, Lot 9 (Parcel 268.00) contains 8,698.1± sq.ft. or 0.20± acres.
3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
6. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
7. This is a true and accurate portrayal of the boundaries and physical features array of methods including GNSS observations (Geomax Zenith 60 Dual Frequency Recievers), robotic total station observations (Trimble S7), the available record data, aerial photography, LiDAR, and the physical evidence found in the field.
8. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47037C0254H, Dated April 05, 2017.
9. Property has access to public utilities.
10. Subject property and surrounding properties are zoned RS7.5 (Medium Density Residential), which requires a minimum of 7,500 square foot lot and is intended for single and two-family dwellings. See detail for setback information.

BOUNDARY SURVEY FOR:
DYLAN & RUFUS ALLDREDGE
TAX MAP 072-04, PARCELS 267.00 & 268.00
7TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY
INST.NO.:20181210-0120008, R.O.D.C.,TN &
INST.NO.:20161202-0126848, R.O.D.C.,TN
LOTS 9 & 10, BLOCK E, COUNTRY CLUB ESTATES
PLAT BOOK 843, PAGE 95, R.O.D.C.,TN
1444 & 1448 JANIE AVE
NASHVILLE, TN 37216

LOREN MICHAEL WARD, RLS #3031
23 MALLARD POINT CIRCLE
CAMDEN, TN 38320
(629) 333-8465
tnsurveyor@outlook.com

SHEET 1 OF 1
File No.: 24-811

202503200020682

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 2/25/25 (date of document).

Lynn F. Vaught
Affiant Signature

3/19/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of March, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Bridgette N. Slover
Notary Signature

My Commission Expires: 01/21/2029