Karen Johnson Davidson County
Batch # 1257167 DEEDQC
04/07/2025 02 36 30 PM 3 pgs
Fees $17 00 Taxes $0 00
20250407-0026256

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 SAMUEL RODRIGUEZ, AFFIANT Subscribed and sworn to before me, this 1st day of April 2025. NOTARY PUBLIC My Commission Expires: 11/8/28

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SAMUEL A. RODRIGUEZ and SIMONA G. GOMEZ, CO-TRUSTEES 3150 Hobson Pike Hermitage, TN 37076	New Owner	Map and Parcel No.: 137-00-0-097.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Samuel Rodriguez and Simona Gomez, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Samuel A. Rodriguez and Simona G. Gomez, Co-Trustees of the Gomez and Rodriguez Joint Revocable Trust, created August 7, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3150 Hobson Pike, Hermitage, TN 37076, and more particularly described as follows:

TRACT 1: LAND lying in the 4th Civil District of Nashville, Davidson County, Tennessee being Lot No. 1 of the Boner Heris Subdivision of record in Book 8250, Page 824, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

AND

TRACT 2: A tract or parcel of land lying in the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way margin of Hobson Pike, approximately 40' from centerline of same, and being the northwest corner of the David W. Burroughs, et ux property as of record in Deed Book 8717, page 293L Register's Office of Davidson County, Tennessee (RODC.TN), and the southwest corner of the Alan and Lisa Larson property as of record in Instrument #20010803-83112, and in Plat Book 8250, Page 105, RODC.TN. Thence with said Larson property, South 79'14'13" East, a distance of 348.09 feet to an iron rod found at the Two Point of Beginning; Thence continuing with said Larson property, North 07'31'23" East, a distance of 143.09 feet to an iron rod found at a southerly corner of the Christopher Stevens property as of record in Deed Book 10801, page 177, and in Plat Book 8250, Page 824, RODC.TN;

Thence with said Stevens property the following calls· South 82'36'41" East, a distance of 157.70 feet to an iron rod found; North 07'08'32" East, a distance of 181.00 feet to an iron rod set; North 11'53'26" East, a distance of 102.70 feet to an iron rod found at the southeast corner of the Dallas L and MarrBeth Brasswell property as of record in Instrument #20020517-60665, and in Plat Book 8250, Page 824, RODC.TN;

Thence with said Brasswell property the following calls: North 11'38'57" East, a distance of 134.60 feet to an iron found; North 74'40'53" East, a distance of 80.52 feet to an iron rod found; North 14'36'00" East, a distance of 167.58 feet to a concrete monument found at a westerly corner of the United States of America (J. Percy Priest Reservoir) property; Thence with said United States of America property the following calls. South 33'55'52" East, a distance of 512 59 feet to a steel post with cap found; South 56'17'51" West, a distance of 375.02 feet to a steel post with cap found; South 09'25'35" West, a distance of 401.52 feet to a concrete monument found at the northeast corner of the James H. Rowlett, et ux property, as of record in Deed Book 2706, Page 469, RODC.TN. Thence with said Rowlett property the following calls: North 38'06'38" West, a distance of 203 75 feet to an iron rod set, North 81'13'02" West, a distance of 65.00 feet to an iron rod found at the northeast corner of the Donell B. and Jessie R. Ellis property, as of record in Deed Book 3460, Page 327, RODC.TN; Thence with said Ellis property North 81'13'02" West, a distance of 102.19 feet to an iron rod set; Thence with a new line severing the David W. Burroughs, et ux property as of record in Deed Book 8717, Page 293, RODC.TN; North 07'31'23" East, a distance of 127.82 feet to the True Point of Beginning, containing 5.98 acres, more or less, and being a portion of the same property conveyed to David W. Burroughs, et ux, by William J. Taylor, as of record in Deed Book 8717, Page 293, RODC.TN.

Being the same property conveyed to Samuel Rodriguez and Simona Gomez, husband and wife, from Christopher N. Stephens and Suzanne Elizabeth Stephens, a married couple, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20211004-0133397 .

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of April 2025.

Samuel Rodriguez, Grantor

Simona Gomez, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Samuel Rodriguez,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of April 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 8, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Simona Gomez,** the Grantor, 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 office, this 1st day of April 2025.

Hannah Benson
Notary Public

My Commission Expires: 11/8/28

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
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