Karen Johnson Davidson County
Batch# 1333900 DEEDQC
10/15/2025 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251015-0082062

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 13th day of October, 2025. Notary Public My Commission Expires: 04/22/26 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

KATHERINE LYNN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of October, 2025, among:

JOHN A. RODMAN AND JUDY M. RODMAN, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN RODMAN AND JUDY RODMAN, TRUSTEES OF THE RODMAN FAMILY TRUST DATED OCTOBER 13, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 201 on the plan of BRADFORD HILLS, SECTION FOURTEEN, as shown by plat of record in Plat Book 7900, Page 6, and amended in Book 7900, page 739, in the 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 John A. Rodman and Judy M. Rodman, husband and wife by Warranty Deed from Joshua E. Crunk and Amy E. Crunk, husband and wife dated December 28, 2007, and recorded January 9, 2008, at Instrument No. 20080109-0002680, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 308 Cody Hill Place, Nashville, TN 37211.

THIS DEED has been prepared solely upon information furnished by **John A. Rodman and Judy M. Rodman.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JOHN A. RODMAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John A. Rodman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2025.

Katie Vaughn, Notary Public
My Commission Expires: 04/22/26

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

JUDY M. RODMAN

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Judy M. Rodman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2025.

Kati Vaughn, Notary Public
My Commission Expires: 04/22/26

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Owner Name & Property Address:

John Rodman and Judy Rodman, Trustees
Rodman Family Trust dated October 13, 2025
308 Cody Hill Place
Nashville, TN 37211

Responsible Party For Taxes:

Countrywide Bank
1199 North Fairfax Street
Alexandria, VA 22314

Tax Map and Parcel: 172 12 0B 362.00

Certificate of Authenticity

I, Trent Linville, 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 10/13/25.

Date

T Linville

Affiant Signature

10/13/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 13th day of October, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

