Karen Johnson Davidson County
Batch # 1355790 DEEDQC
12/09/2025 11:28:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20251209-0097875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November 2025.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2026

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE RODRIGUEZ COMMUNITY PROPERTY REVOCABLE TRUST	**SAME**	**061-16-0-096.00**
(NAME) **7501 Staffordshire Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **Megan B. Rodriguez and Armando C. Rodriguez, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **Armando Rodriguez and Megan Rodriguez, Trustees of The Rodriguez Community Property Revocable Trust,** established by **The Trust Agreement of the Rodriguez Community Property Revocable Trust, Dated November 25, 2025**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 200 FEET OF THE WESTERLY HALF OF LOT NO. 41 ON THE MAP OF KENNEDY AND GRAVES' SUBDIVISION OF BLOCK "C" AND "D", MONTE VISTA, AS OF RECORD IN BOOK 843, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 41 FRONTS 56.55 FEET ON THE NORTHERLY SIDE OF MCALPINE, FORMERLY ALPINE, AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES AS MEASURED FROM THE CENTER OF SAID AVENUE, 220 FEET TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO G.E. STONE AND WIFE BY DEED FROM S. BRIGGS BURKHALTER AND WIFE, OF RECORD IN BOOK 1815, PAGE 69, SAID REGISTER'S OFFICE.

Being the same property conveyed to Megan B. Murphy, a single person and Armando C. Rodriguez, a single person by Deed from GRE, LLC, dated 3/21/2017 and recorded 3/30/2017 as instrument #: 20170330-0030922, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Megan B. Rodriguez and Armando C. Rodriguez, Husband and Wife, from Megan B. Rodriguez and Armando C. Rodriguez, Husband and Wife, who acquired title as Megan B. Murphy, a single person and Armando C. Rodriguez, a single person, by Quitclaim Deed dated May 28, 2020, of record in Instrument No. 20200622-0066250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

The said Megan B. Rodriguez and Megan Rodriguez are one in the same person for purposes of this transaction. The said Armando C. Rodriguez and Armando Rodriguez are one in the same person for purposes of this transaction.

Unimproved ( )
This is improved (X) property, known as: **1305 McAlpine Drive, Nashville, TN 37216.**

Witness our hands, this the 25th day of November, 2025.

Armando C. Rodriguez

Megan B. Rodriguez

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 **Armando C. Rodriguez** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 25th day of November, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public

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 **Megan B. Rodriguez** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 25th day of November, **2025.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Notary Public