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

20251209-0097876

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 9th DAY OF November 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

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

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**	**141-15-0D-003-00**
(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, **Armando Rodriguez and Megan 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 Lot 3, PHASE 1, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 6900, Pages 10 and 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to in Shelly Wilkinson and John Paul Wilkinson, wife and husband, by Warranty Deed of record in Instrument No. 20150923-0096556, date September 21, 2015, recorded September 23, 2015, Register's Office Davidson County, Tennessee.

Further being the same property conveyed to Armando Rodriguez and Megan Rodriguez, Husband and Wife, from Shelly Wilkinson and John Paul Wilkinson, wife and husband, by Warranty Deed dated September 26, 2024, of record in Instrument No. 20240927-0075043, 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.

Unimproved ( )
This is improved (X) property, known as: **7501 Staffordshire Drive, Nashville, TN 37221.**

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

Armando Rodriguez

Megan 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 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: 3/5/2026

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 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: 3/5/2026

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

Notary Public