Karen Johnson Davidson County
Batch# 1467742 DEEDQC
09/03/2026 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081726

Name and Address of New Owner:
Ronterrius R. Hodges
2082 B Whitney Avenue
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 106-13-0-027

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronterrius R. Hodges, an unmarried man,** "the Grantor," convey and quitclaim unto **Ronterrius R. Hodges, an unmarried man and Kathleen Covington, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

A certain townhome located in Davidson County, Tennessee, being Units No. B of 2082 Whitney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2082 Whitney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20190315-0024075, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a the same property conveyed to Ronterrius Hodges by Warranty Deed from Julie W. Hurst, Trustee of The Bruce A. Hurst Operating Irrevocable Investment Services Trust U/A/D April 9, 2019, dated December 30, 2019, of record in Instrument No. 20200127-0009734, Register's Office, Davidson County, Tennessee.

Improved property known as: 2082 B Whitney Avenue, Nashville, TN 37210

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of August, 2026.

_____(SEAL)
Ronterrius R. Hodges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2026, before me personally appeared **Ronterrius R. Hodges**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2026.

_____
Notary Signature
My commission expires: 3/26/2030



AFFIDAVIT OF VALUE

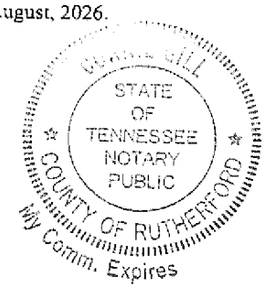
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2026.

_____
Notary Signature
My commission expires: 3/26/2030



202609030081726

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/10/26 (date of document).

Connie Taylor
Affiant Signature

8/10/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY