File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/10/13 15:52 2 pgs
Fees:12.00 Taxes:0.00
20130610-0058921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of ~~May~~ June, 2013.

Notary Public

MY COMMISSION EXPIRES 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane G Ranson	Same	05315001600
(NAME) 123 Riner Court	(NAME)	
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

The Arthur R. and Jane G. Ransom, Revocable Living Trust, dated June 1, 2000,
Arthur R. and Jane G. Ransom, Trustees

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane G. Ransom and Arthur R. Ransom, Sr., wife and husband, married to each other,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Dupontonia Park, of record as Plat Book 2900, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARTHUR R. RANSOM, SR. and wife, JANE G. RANSOM, by deed from SCOTT ANDREW BOOKER and wife, CHRISTINA KAY GELLER BOOKER, of record as Book 9923, page 336, dated January 19, 1996, said Register's Office. Being further conveyed to THE ARTHUR R. AND JANE G. RANSOM REVOCABLE LIVING TRUST DATED JUNE 01, 2000, ARTHUR R. AND JANE G. RANSOM, TRUSTEES by deed from ARTHUR R. RANSOM and JANE G. RANSOM, of record as Instrument No. 200006280064241, dated June 1, 2000, said Register's Office.

Arthur R. Ransom and Arthur R. Ransom , Sr., being one in the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 123 Riner Court, Old Hickory TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness Our hands this 3 th day of June, 2013.

Arthur R. Ransom Sr, Trustee

Jane G. Ransom, Trustee

Arthur R. Ransom

Jane G. Ransom

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 Arthur R. Ransom Sr, Trustee and Jane G. Ransom, Trustee, and Arthur R. Ransom Sr, and Jane G. Ransom the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of June, 2013.

Commission expires: 3-3-15

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 6-3-13

Notary Public James C. Smith

3-3-15

My Commission Expires: ~~March 7, 2011~~

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027