ADDRESS NEW OWNERS AND
SEND TAX BILLS:
Kenneth Lang

4806 Kensington Drive
Old Hickory TN 37138

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
74-64

QUITCLAIM DEED

This instrument is made and entered into this the 22 day of October, 2016, by and between **TONI RUPPERT (aka TONE RUPPERT)**, GRANTOR and, **KENNETH LANG** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

A Tract of land in the 11th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the southeastern corner of a tract of land as described in an installment deed from Lunceford B. Hull, et ux, to Charles R. Robinson, et ux, as of record in Book 5028, Page 179, Register's Office for Davidson County, Tennessee, thence; North 89 deg. 03' 21" West, a distance of 280.00' to a point, thence; North 4 deg. 32' 22" East a distance of 424.42' to a point, thence; North 60 deg. 56' 27" East a distance of 291.85' to a point, thence; North 88 deg. 36' 32" East a distance of 36.66' to a point thence; South 4 deg. 34' 26" West a distance of 404.65' to the point of beginning and containing 3.25 acres, more or less.

Being the same property conveyed to Tone Ruppert and Kenneth Lang in Book 8734 Page 861, Register's Office for Davidson County, Tennessee. Tone Ruppert and Toni Ruppert being one and the same person

BILL GARRETT, Davidson County
Trans: T20160096647 DEEDQC
Recvd: 11/01/16 14:37 3 pgs
Fees: 17.00 Taxes: 0.00
20161101-0115534

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2081 Neely's Bend Road, Nashville, Tennessee 37115.

Executed on the date first above written.

Toni P. Ruppert
TONI RUPPERT aka TONE RUPPERT

STATE OF _____

COUNTY OF _____ see attached

Personally appeared before me, the undersigned Notary Public of said county and state, TONI RUPPERT, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this _____ day of _____, 2016.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $NONE.

M. Katherine Cole
AFFIANT

Subscribed and sworn to before me, this the 27 day of October, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 6/20/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On 10/22/16 before me, Debra Connolly, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Toni Pauline Ruppert
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

DEBRA CONNOLLY
Commission # 2125848
Notary Public - California
Orange County
My Comm. Expires Sep 4, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: 10/22/16 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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