THIS INSTRUMENT WAS PREPARED BY:
Chaffin & Burnsed, PLLC
49 Music Square West, Suite 502
Nashville, TN 37203

Davidson County DEEDQC
Recvd: 12/28/16 15:10 3 pgs
Fees:17.00 Taxes:0.00
20161228-0136545

QUITCLAIM DEED

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 22nd day of December, 2016.

Notary Public

My Commission Expires: 3-16-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
RAK Properties Family, LLC P.O. Box 1605 Brentwood, TN 37024	**RAK Properties Family, LLC** PO BOX 1605 BRENTWOOD, TN 37024	051-08-0-144.00

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald D. Atkisson and Karen A Atkisson, jointly and severally,** by these presents does hereby quitclaim and convey his entire undivided interest in the real properties described below unto **RAK PROPERTIES FAMILY, LLC**, their heirs and/or assigns, together with all other right, title and interest he may have in and to the following described tract or parcel of land in 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the east margin of Gallatin Road, the same being located 273.95 feet southerly from the south margin of Due West Avenue, thence leaving Gallatin Road and following the south line of the property conveyed to Citgo Petroleum Corp. of record in Deed Book 6092, Page 350, in the Register's Office for said county, s 80 deg. 38.00" E; 225.25 feet to a point on the west line of Morningside Heights Subdivision, Section One, of record in Plat Book 1130, Page 76, said Register's Office, thence with the line of said subdivision, s 22 deg. 43.33 W, 111.28 feet to a point at the northeast corner of the property of Col. Tom Parker; thence with his line N 75 deg. 10'01 w. 221.25 feet to a point on the east margin of Gallatin Road; thence with the east margin of

said road, following an arc of a curve having a radius of 17.143 feet, a distance of 89.39 feet to the point of beginning, containing 0.51 acres.

Being the same property conveyed to Ronald D. Atkisson and Karen A Atkisson, jointly and severally, by deed from Gallatin Pike Company by deed dated August 21, 2000, or record in Instrument No. 20000901-0086625 , Register's Office for Davidson County, Tennessee.

Being also known as: 1211 Gallatin Pike, Nashville, TN

Said property is conveyed subject to any and all such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of December, 2016.

Grantors:

Ronald D. Atkisson

Karen A. Atkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ronald D. Atkisson and Karen A. Atkisson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of December, 2016.

Janet E. Gers
Notary Public

My Commission Expires: 3-16-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

True Copy Certification

I, Heather D. Wood, 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.

Heather Wood

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Janet E. Gers, a notary public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Janet E. Gers

Notary's Signature

My Commission Expires:

3-6-18

