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

Davidson County DEEDQC
Recvd: 12/28/16 15:11 3 pgs
Fees:17.00 Taxes:0.00
20161228-0136546

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: 3-18-16

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	09208019600

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ron Atkisson and Karen Atkisson, husband and wife** 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 Davidson County, Tennessee, described as follows To-wit:

Land in Davidson County, Tennessee, known as map 92-8, Parcel 196, and described according to a survey performed by Robert Dudley Smith, Jr., dated 3/21/783, (sic) as follows:

BEGINNING at an iron pin in the southeast corner of the Clark H. Tidwell Tract, as of record in Book 4405, Page 202, said Register's Office, said point being the southernmost point of the subject tract; thence following a curve in a northesterly direction 12.44 feet to an iron pin; thence 77° 56' 38" W 1 foot to a point; thence following a curve having a radius of 1469.39 feet in a northerly direction a distance f 69.57 feet to a point; thence n 26° 56' 46" w 20.05 to a point; thence s 61° 26'

8" w 24.5 feet to a point, thence S 27° 55' 33" E 97.06 feet to the point of BEGINNING, said tract, containing 0.04 acres (1532 square feet), more or less.

Being the same property conveyed to Ron Atkisson and Karen Atkisson husband and wife, by deed from Arthur Lowen by deed dated January 16, 2015, of record in Instrument No. 20150122-0006119, Register's Office for Davidson County, Tennessee.

Being also known as: 1306 Charlotte Ave, Nashville, TN, 37203

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:

Ron Atkisson

Karen Atkisson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Ron Atkisson and wife, Karen 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.

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

