BILL GARRETT, Davidson County
Trans:T20170051127 DEEDQC
Recvd: 06/15/17 09:59 2 pgs
Fees:12.00 Taxes:0.00
20170615-0060086

This instrument was prepared by Anthony Burns, Attorney
2517 Lebanon Pike, Ste 301, Nashville, TN., 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Allen Juergemeier, and Sandra Chaney 2106 Jade Drive Nashville, TN 37210	New Owner	095-14-0-031.00 3DZ-35535

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Allen Juergemeier, **Executor of the Estate of Virginia Ranstad**, deceased, recorded as 16P1686 in the Probate Court Clerk's Office for Davidson County, Tennessee, hereinafter referred to as **GRANTOR**, by these presents does hereby quitclaim and convey equally unto **Allen Roy Juergemeier and Sandra Kay Chaney**, as tenants in common, hereinafter referred to as **GRANTEES**, their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for said County.

SAID Lot No. 62 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

BEING the same property conveyed to Larry G. Ranstad and wife, Virginia F. Ranstad by deed from the Estate of Michael Allen Patton, as of record in Book 10555, Page 110, Register's Office for Davidson County, Tennessee. The estate was probated under docket number 97P329. Being the same property conveyed to Michael Allen Patton by deed from Judy R. Patton of record in Book 8440, page 544, said Register's Office.

The said Larry G. Ranstad died on October 22, 2014, Tennessee Death Certificate 7471535.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 2106 Jade Drive, Nashville, TN 37210

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of May, 2017.

Allen Juergemeier
The Estate of Virginia Ranstad, Grantor

By Executor, Allen Roy Juergemeier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, Allen Roy Juergemeier, as Executor of the Virginia Ranstad Estate, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged the execution of the foregoing instrument for the purposes therein contained by virtue of the authority vested in him as the duly appointed Executor of the Estate of Virginia Ranstad, by the Probate Court of Davidson County, Tennessee, of record as 16P-1686.

WITNESS my hand and official seal at Nashville, Tennessee on this 30th day of May, 2017.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

My Commission Expires: July 8, 2019

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (probate transfer)

Estate of Virginia Ranstad, Affiant
By Executor, Allen Roy Juergemeier

SWORN TO and subscribed before me on this the 30th day of May, 2017.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-8-2019

My Commission expires: July 8, 2019