Bill Garrett Davidson County
Batch# 11696 DEEDQC
10/11/2017 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171011-0104209

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2017.

Notary Public
MY COMMISSION EXPIRES: 4/17/19
(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roald G. Rains and Patrick L. Rains	SAME AS NEW OWNER	53030417
(NAME) PO Box 505	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Ronald G. Rains**, hereinafter called the Grantor(s), has quitclaimed unto **Ronald G. Rains and Patrick L. Rains, tenants in common with right of survivorship**, hereinafter called the Grantee(s), their heirs and/or 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 No. 132 on the Plan of Section "B", E. I. DuPont de Nemours & Company Lands, of record in Book 424, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald G. Rains by deed from Melissa K. Wyatt, unmarried, dated 12/18/2006, of record in Instrument No. ~~20061256820~~ 20061220-0150820, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

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.

This is _X_ improved __ unimproved property known as 1409 Turner Street, Old Hickory, TN 37138.

Witness my hand this 6th day of September, 2017.

Ronald G. Rains

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald G. Rains, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 6th day of September, 2017.

Tammy Duncan
Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

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

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

