Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2842

Karen Y Johnson Davidson County
Batch# 146101 DEEDQC
09/27/2018 11:16:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180927-0095879

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 24 day of September, 2018.

Notary Public
My Commission Expires: 7/6/2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard N. Ramsey and Jennifer M. Ramsey 1421 Peppermint Lane Nolensville, TN 37135	Churchill Mtg.Corp., 761 Old Hickory Blvd.,#400 Brentwood, TN 37037	173-05-0A-040.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, John G. McKibbin, married ("Grantor") do/does hereby quitclaim and convey unto Richard N. Ramsey and Jennifer M. Ramsey, husband and wife ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 40 (Forty) on the Plan of Barnes Crossing, Phase 1, a Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard N. Ramsey, a married man and John G. McKibbin, a married man by Warranty Deed from Tammy Cheng, unmarried woman and Jason M. Anderson, unmarried man, dated September 15, 2015, recorded September 18, 2015, of record in Instrument No. 20150918-0095137, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 1822 Shaylin Loop, Antioch, TN 37013. The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2018.

GRANTOR:

John G. McKibbin

STATE OF South Carolina
COUNTY OF Aiken

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John G. McKibbon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14 day of September, 2018.

Notary Public
My Commission expires: _____

MARIANNE HARLAN
Notary Public, State of South Carolina
My Commission Expires 9/5/2023