Karen Johnson Davidson County
Batch# 208359 DEEDQC
03/21/2019 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190321-0025780

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. James Howard Ragsdale, Jr., Affiant Subscribed and sworn to before me, this 13th day of February, 2019. Notary Public OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022 My Commission Expires:

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
James Howard Ragsdale III, Trustee James Howard Ragsdale III Trust 4115 Idaho Avenue Nashville, Tennessee 37209	Same	Map 103 04 0 Parcel 278.00

QUITCLAIM DEED

For and in consideration of $1.00 and other good and valuable consideration, James Howard Ragsdale, Jr., Trustee of The Ragsdale Family Trust dated September 5, 2012, hereby remises, releases and quitclaims unto James Howard Ragsdale III, Trustee of the James Howard Ragsdale III Trust dated February 13, 2019, and to his successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the right, title and interest of The Ragsdale Family Trust in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 13th day of February, 2019.

THE RAGSDALE FAMILY TRUST

By: _____
James Howard Ragsdale, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Howard Ragsdale, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of February, 2019.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Howard Ragsdale, Jr., Trustee of The Ragsdale Family Trust U/A/D September 5, 2012, by Deed dated February 16, 2018, from Robert L. Eakin, unmarried, of record in Instrument No. 20180220-0015827, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 199, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Issuance of a Gas/Mechanical, Electrical, or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20000525-0052441, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property known as 4115 Idaho Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

