THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Suite 105
Nashville, TN 37203

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 4th day of ~~October~~ November, 2019.

Notary Public
My Commission Expires: 3/21/20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard N. Ramsey and Jennifer M. Ramsey 1321 Peppermint Lane Nolensville, TN 37135	New Owner	162-12-0B-050.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John C. McKibbin**, a married man ("Grantor"), do hereby quitclaim and convey unto **Richard N. Ramsey and Jennifer M. Ramsey**, husband and wife ("Grantee"), their heirs, successors, 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:

Karen Johnson Davidson County
Batch# 317415 DEEDQC
11/19/2019 12:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191119-0119368

Being Unit 20B, VILLAS AT BELLE PARKE, PHASE II, as established by Amendment to Master Deed and Bylaws for Villas at Belle Park, a Horizontal Property Regime, as shown on plat of record in Instrument No. 20040218-0018915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard N. Ramsey and Jennifer M. Ramsey, husband and wife, and John G. McKibbin, a married man, as joint tenants with rights of survivorship, from Michael Jason Cole and Dechari L. Cole, husband and wife, by Warranty Deed dated January 22, 2018, recorded January 24, 2018, as Instrument No. 20180124-0007431, in the Register's Office for Davidson County, Tennessee.

This is **improved** property located at: **1345 Bell Road, Unit 402, Antioch, TN 37013.**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2019.

John G McKibbin

John G. McKibbin, Grantor

South Carolina

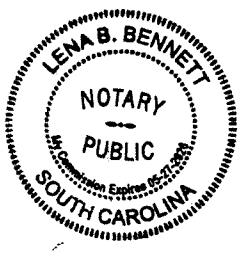
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
Aiken

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **John G. McKibbin**, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2019.

Lena B. Bennett
Notary Public
My Commission expires: 5-27-26



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

