Karen Johnson Davidson County
Batch# 358865 DEEDQC
02/14/2020 03:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200214-0017398

This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Todd Rumans and<br>Laura Rumans, Trustees<br>620 Woodmont Circle<br>Batesville, AR 72501 | Todd Rumans and<br>Laura Rumans, Trustees<br>620 Woodmont Circle<br>Batesville, AR 72501 | 14612000700 |

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Todd M. Rumans, Laura E. Rumans and Lainey E. Webb f/k/a Lainey E. Rumans, collectively, the GRANTOR, have bargained and sold, and by these presents do quitclaim, transfer and convey to Todd Rumans and Laura Rumans, Trustees of the Rumans Living Trust dated November 18, 2019, as GRANTEES, that certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 322, SECTION FIVE, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 91 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is improved property located at 5013 MAYWOOD DR Nashville, TN 37211-4325.

BEING the same property conveyed to Todd M. Rumans and Laura E. Rumans, husband and wife, and Lainey E. Rumans, as tenants in common with rights of survivorship by Warranty Deed dated June 1, 2017, and of record as Instrument No. 20170605-0055755, Register's Office for Davidson County, Tennessee. The said Lainey E. Rumans having since married and is now known as Lainey E. Webb.

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

WITNESS the execution of this Deed by the undersigned as of this the 11 day of February, 2020.

**GRANTOR:**

Todd M. Rumans

**STATE OF** Arkansas )
**COUNTY OF** Independence )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Todd M. Rumans, 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 in Batesville, Arkansas, this the 18 day of November, 2019.

Fallon McPherson
Notary Public

My Commission Expires: 02-23-2028

FALLON MCPHERSON
Comm. No. 12703338
NOTARY PUBLIC
Exp. 02-23-2028
Independence Co., Arkansas

**GRANTOR:**

Laura E Rumans

Laura E. Rumans

**STATE OF** Arkansas )
**COUNTY OF** Independence )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Laura E. Rumans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Batesville, Arkansas, this the 18 day of November, 2019.

Fallon McPherson

Notary Public

My Commission Expires: 02-23-2028

FALLON MCPHERSON
Comm. No. 12703338
NOTARY PUBLIC
Exp. 02-23-2028
Independence Co., Arkansas

**GRANTOR:**

Lainey Webb

Lainey E. Webb f/k/a Lainey E. Rumans

**STATE OF** Tennessee )
**COUNTY OF** Hamilton )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lainey E. Webb f/k/a Lainey E. Rumans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Hamilton, County, this the 11 day of February, 2020.

Tenasa Lucas-McGhee

Notary Public

My Commission Expires: 5/10/2020

TENASA LUCAS-McGHEE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

PATRICIA SAVELL
IZARD COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires Jan. 7, 2022
Commission # 12385462

**STATE OF** ARKANSAS )
**COUNTY OF** Independence )

The actual consideration for this transfer is $0.00.

Laura Rumans
Affiant

Sworn to and subscribed before me this 27th day of January, ~~2019~~ 2020.

Patricia Savell
Notary Public

My Commission Expires: 1-7-2022

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

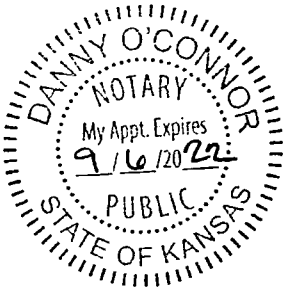
I, Emily Price, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Emily Price

State of Kansas

County of Johnson

Personally appeared before me, Danny O'Connor, a notary public for this county and state, Emily Price, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.




Danny O'Connor
Notary's Signature

MY COMMISSION EXPIRES: 09-06-2022

Notary's Seal (If on paper)