Karen Johnson Davidson County
Batch# 368582 DEEDQC
03/06/2020 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200306-0025522

Commitment Number: 20NL02120

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc.
9801 Legler Road
Lenexa, KS 66219 20WR05491

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Caryn Rae Rayburn and **Mark T. Rayburn**, 142 Shiaway Ct, Nashville, TN 37217--2528

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 02 0F 022.00

QUITCLAIM DEED

Caryn Rae Lambright, nka Caryn Rae Rayburn and Mark T. Rayburn, wife and husband, , hereinafter grantors, whose tax-mailing address is **142 Shiaway Ct, Nashville, TN 37217--2528**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Caryn Rae Rayburn and Mark T. Rayburn, wife and husband, joint tenants with right of survivorship**, hereinafter grantees, whose tax mailing address is **142 Shiaway Ct, Nashville, TN 37217--2528**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559 (shown incorrectly on prior Deed as 20120606-0049599) Amended in 20141024-00989102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Being part of the same property previously conveyed to J2K Builders, LLC by deed from Renasant Bank dated 8/18/2011, of record in Instrument No. 20110818-0064117, said Register's Office. Said property was never the principal residence of James Ray Hewerdine or his spouse. Subject to all easements,

reservations, covenants, conditions, agreements of record if any.

Being the same premises as conveyed in Deed from John Green, a married man and James Ray Hewerdine, a married man recorded 05/30/2017 in Document Number 201705300053401, in said County and State. Commonly known as: 142 Shiaway Ct, Nashville, TN, 37217
Property Address is: 142 Shiaway Ct, Nashville, TN 37217--2528

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book N/A, Page N/A * in the Register's Office of Davidson County, Tennessee. * 201705300053401

Parcel ID: 149 02 0F 022.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 24th February, 2020:

Caryn Rae Lambright

Mark T. Rayburn

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 24th February, 2020 by **Caryn Rae Lambright** and **Mark T. Rayburn** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

James A. Farley
Notary Public
My Commission Expires
5-26-20

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24th day of February, 2020.

Caryn Rae Lambright
Mark T. Rayburn
Affiant

Caryn Rae Lambright
MARK T. RAYBURN
Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-26-20

James A. Farley
Print Name

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name), a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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