This instrument prepared by and after recording return to:

M. Ben Moore, II, Esq.
201 Fourth Avenue, North
Suite 1800
Nashville, Tennessee 37219
615-244-5772
benmoore@pricehillkolarich.com

Karen Johnson Davidson County
Batch# 375511 **DEEDQC**
03/20/2020 02:05:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200320-0030910

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID(s):
Walter F. Rumble 4074 LaVergne Couchville Pike Antioch, Tennessee 37013	[Same as New Owner]	165-00-0-024.00 & 165-95

Taylor Rumble (hereinafter referred to as "Grantor"), herein this day does hereby transfer, assign, set over, remise, release, convey and forever quitclaim all right, title and interest in and to the following described tract or parcel of land and it's improvements to **Walter F. Rumble** (hereinafter referred to as "Grantee") (the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

TRACT I:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at a point in the LaVergne Couchville Pike, thence N 82 degrees W 674 feet to an iron pin; thence S 9 degrees 40 minutes W 70 feet to an iron pin; thence S 83 degrees 5 minutes E 623 feet along an old fence line to a point in LaVergne Couchville Pike; thence N 47 degrees 30 minutes E 75 feet to the point of beginning, all as shown on Plat prepared by Hickerson & Hickerson Engineers of Nashville, Tennessee, prepared for Mrs. Daisey Whitby and Thomas Hudgan, prepared September 15, 1964.

TRACT II

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

BEING the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described particularly according to a survey made by Hickerson & Hickerson Engineers dated September 15, 1964 as follows:

BEGINNING at a railroad spike in the center line of LaVergne Couchville Pike, 75 feet northeast from the northeast original corner of the George Seat land, being approximately .3 mile northeast from Pin Hook Road; thence with the margin of said Pike, north 47 degrees 30' feet east 75 feet to railroad spike; thence leaving said Road, north 80 deg. 44' west 725 feet to an iron pin; thence south 9 deg. 40' west 70 feet to an iron pin, which 70 feet north of the original northwest corner of said Seat Lane, thence 82 degrees east 674 feet to the point of beginning, containing 1.25 acres, more or less.

Being the same property conveyed to Walter F. Rumble and wife, Barbara Rumble, by Quitclaim Deed from Walter F. Rumble, of record in Instrument No. 20150820-0083988, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Taylor Rumble by Quitclaim Deed from Walter F. Rumble and wife, Barbara Rumble, of record in Instrument No. 20150821-0084489, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Property Line Agreement of record in Book 9294, page 463, in the Register's Office for Davidson County.

This is improved real property known as: 4074 LaVergne Couchville Pike, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

20 IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20 day of March, 2020.

GRANTOR:

By: Taylor Rumble

Taylor Rumble

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Taylor Rumble the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of said Grantor.

This 20th day of March, 2020.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $0.00.

Taylor Rumble
Affiant

Sworn to and subscribed before me this 20th day of March, 2019.

Charlotte E Herring
Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPETRY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN TRANSCRIBED FROM THE INFORMATION PROVIDED.