THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch# 378282 DEEDQC
03/26/2020 04:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200326-0033135

ADDRESS NEW OWNER: **INGRID K. RANSOM**
522 Ben Allen Road
Nashville, TN 37216

Send Tax Bills to: **Fifth Third Mortgage Company**
5001 Kingsley Drive
Mail Drop 1MOBA8
Cincinnati, Ohio 45227

MAP AND PARCEL: **061 00 0 036.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of INGRID KIMBERLY RANSOM v. DUSTIN RAY RANSOM, Docket No. 19D-1895, in the Third Circuit Court of Davidson County, the receipt of which is hereby acknowledged, Dustin R. Ransom, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto Ingrid K. Ransom, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Tract I: A small of land in the 12th, formerly 17th Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, May 18, 1947, as follows: Beginning on the westerly margin of Ben Allen Road, said beginning point being 110 feet North of the Southerly Line of a 5 acre tract of land conveyed Charles G. Jones and wife, Lottie A. Jones by Deed from J. N. Williams and wife, of record in Book 1349, Page 205, Register's Office for Davidson County, Tennessee; thence, westerly 190.2 feet to an iron pin; thence, northerly 100 feet to an iron pin; thence easterly 114.4 feet to and iron pin in the

westerly margin of Ben Allen Road, thence, with the westerly margin of said road southerly 125.4 feet to the beginning.

Tract II: Land in the 12th formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver dated June 19, 1981, described as follows: beginning at an iron pin on the west margin of Ben Allen Road, same being the Southeast Corner of this property and the Northeast Corner of the Jones Small Lot; thence leaving the road North 74 Degrees 00' west 113.00 feet to an iron pin (Jones Northwest Corner and the Southwest Corner of the Lot) thence North 12 Deg 33" East 88.00 feet to an iron pin on the south margin Ben Allen Road; Thence with a curve to the right with a radius of 684.20 feet for a distance of 145.60 feet to an iron pin, the point of beginning containing 0.11 acres more or less.

This the same description as in the previous deed of record.

Being the same property conveyed to Ingrid K. Ransom and Dustin R. Ransom, wife and husband, by Warranty Deed dated November 17, 2016, from K&A Enterprises, LLC, a Tennessee Limited Liability Company, and filed of record in Instrument No. 20160218-0015307, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 522 Ben Allen Road, Nashville, TN 37216.

IN TESTIMONY WHEREOF I have executed this instrument this the 19th day of February 2020.

DUSTIN R. RANSOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dustin R. Ransom, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who

acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 19th day of February 2020.

Janice Stanley Walden

NOTARY PUBLIC

My Commission Expires on November 6, 2023.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.

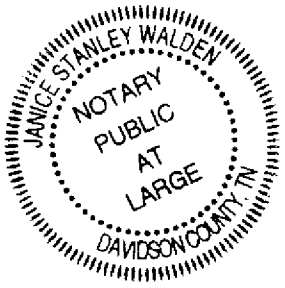


EXHIBIT A

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

TRACT I:

A SMALL TRACT OF LAND IN THE 12TH, FORMERLY 17TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURREY, SURVEYORS, MAY 18, 1947, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF BEN ALLEN ROAD, SAID BEGINNING POINT BEING 110 FEET NORTH OF THE SOUTHERLY LINE OF A 5 ACRE TRACT OF LAND CONVEYED TO CHARLES G, JONES AND WIFE, LOTTIE A. JONES BY DEED FROM J. N. WILLIAMS AND WIFE, OF RECORD IN BOOK 1349, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WESTERLY 190.2 FEET TO AN IRON PIN: THENCE, NORTHERLY 100 FEET TO AN IRON PIN; THENCE EASTERLY 114.4 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF BEN ALLEN ROAD; THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTHERLY 125.4 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4938, PAGE 347, BOOK 4966, PAGE 520, AS CORRECTED IN BOOK 5026, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

LAND IN THE 12TH FORMERLY THE 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY DONALD R. CARVER, DATED JUNE 19, 1981, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST MARGIN OF BEN ALLEN ROAD, SAME BEING THE SOUTHEAST CORNER OF THIS PROPERTY AND THE NORTHEAST CORNER OF THE JONES SMALL LOT; THENCE LEAVING THE ROAD NORTH 74 DEGREES 00' WEST 113.00 FEET TO AN IRON PIN (JONES NORTHWEST CORNER AND THE SOUTHWEST CORNER OF THIS LOT): THENCE NORTH 12 DEG 33" EAST 88.00 FEET TO AN IRON PIN ON THE SOUTH MARGIN OF BEN ALLEN ROAD; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 684.20 FEET FOR A DISTANCE OF 145.60 FEET TO AN IRON PIN, THE POINT OF BEGINNING, CONTAINING 0.11 ACRES MORE OR LESS.

TAX ID NO:061-00-0-036.00

BEING THE SAME PROPERTY CONVEYED BY DEED

GRANTOR:	K&A ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
GRANTEE:	INGRID K. RANSOM AND DUSTIN R. RANSOM, WIFE AND HUSBAND
DATED:	02/17/2016
RECORDED:	02/18/2016
DOC#/BOOK-PAGE:	20160218-0015307 / NA

ADDRESS: 522 BEN ALLEN RD, NASHVILLE, TN 37216-2004

END OF SCHEDULE A

Certificate of Authenticity

I, Tina Goodwin 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.

State of Ohio

County of Summit

I, Jennifer L. Haugh, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Tina Goodwin, I have witnessed.

Notary's Signature

Commission Expires:

JENNIFER L HAUGH, NOTARY PUBLIC
Residence - Wayne County
State Wide Jurisdiction, Ohio
My Commission Expires Dec 19, 2021