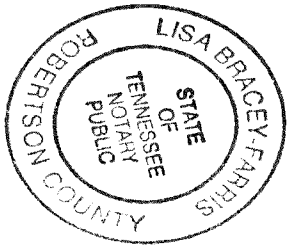
Karen Johnson Davidson County
Batch# 388519 DEEDQC
04/20/2020 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200420-0041116

# QUITCLAIM DEED




STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0

Jane Rowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF April, 2020.

Lisa Bracey Farris
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
*ORTALE KELLEY*
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33336

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| William Ruff<br>Dawn Ruff<br>1224 Villa Place<br>Nashville, TN 37212 | William Ruff<br>Dawn Ruff<br>1224 Villa Place<br>Nashville, TN 37212 | 105-05-0-005.00 |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, John W. Dant, III and wife, Ginny B. Dant, **("Grantor(s)")**, by these presents, quitclaim, grant and convey unto William Ruff and Dawn Ruff, **("Grantee(s)")**, their heirs and/or its successors and or assigns, all their right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 1 on the Map of the Subdivision of Blocks 37 and 52 and being a part of Block 37 of the O. B. Hayes Rokeby Addition, of record in Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 28 feet on the easterly side of Villa Place and runs back between lines 152 feet 6 1/2 inches on the south line and 152 feet 6 inches on the north line to an alley on which it measures 28 feet.

Being the same property conveyed to John W. Dant, III and wife, Ginny B. Dant, by Warranty Deed from William Ruff and Dawn Ruff, of record in Instrument No. 20190329-0028595, Register's Office of Davidson County, Tennessee.

Being also known as 1224 Villa Place, Nashville, TN 37212

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.

**IN WITNESS WHEREOF,** the Grantor's has hereunto set their hand on this the 15 day of April, 2020.

John W. Dant, III

Ginny B. Dant

**STATE OF TENNESSEE, COUNTY OF** Franklin

Before me, the undersigned, personally appeared John W Dant, III Ginny B Dant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as her/his/their free act and deed.

Witness my hand and official seal this April 15, 2020.

Lisa Bracey-Farris

Notary Public

My commission expires: 09-26-2020

LISA BRACEY-FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, the undersigned, 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.

Patrick H. Poole

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, for this state, Patrick H. Poole, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public, State of Tennessee

My Commission Expires: 7/9/2022