Karen Johnson Davidson County
Batch# 398192 DEEDQC
05/11/2020 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200511-0048589

QUIT CLAIM DEED

Return to:

RACHAEL MCCLAIN
CHRISTOPHER RYAN WEST
971 BEECH BEND DRIVE
NASHVILLE TN 37221
FILE NO. CFB-2037381

STATE OF Rhode Island
COUNTY OF Newport
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 6 DAY OF May, 20 20

Notary Public

MY COMMISION EXPIRES: 12-13-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS DRAFTED BY
BC LAW FIRM, P.A., 1803 S KANNER HWY, STE 325, STUART, FL 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RACHAEL MCCLAIN CHRISTOPHER RYAN WEST	RACHAEL MCCLAIN CHRISTOPHER RYAN WEST	156-06-0-012-00
971 BEECH BEND DRIVE NASHVILLE, TN 37221	971 BEECH BEND DRIVE NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RACHAEL MCCLAIN, AN UNMARRIED PERSON AND ANN MCCLAIN, MARRIED JOINED HEREIN BY HER SPOUSE WILLIAM MICHAEL MCCLAIN , AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **RACHAEL MCCLAIN, AN UNMARRIED PERSON AND CHRISTOPHER RYAN WEST, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSE, BEING LOT 770, SECTION 4, HARPETH WOODS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 560, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO RACHAEL MCCLAIN, AN UNMARRIED PERSON AND ANN MCCLAIN, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM MARK METRICK AND WIFE, LOREN METRICK, IN A DEED DATED AUGUST 29, 2018, AND RECORDED AUGUST 31, 2018, IN INSTRUMENT NUMBER 20180831-0086373.

Property known as, 971 BEECH BEND DRIVE, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of April, 2024.

RACHAEL MCCLAIN

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Rachael McClain of the state and county mentioned, personally appeared **RACHAEL MCCLAIN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.



Notary Public
Printed Name: Joseph Richardson
My Commission Expires: 02-19-2024

Witness my hand this 8th day of April, 2024

Ann McClain
ANN MCCLAIN

William Michael McClain
WILLIAM MICHAEL MCCLAIN

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Ann & William McClain of the state and county mentioned, personally appeared **ANN MCCLAIN AND WILLIAM MICHAEL MCCLAIN,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Joseph Richardson
Notary Public
Printed Name: Joseph Richardson
My Commission Expires: 02-19-2024

True Copy Certification

I, Joannie F. Perez, 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.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, Katherine Skuba [Name of Notary], a notary public for this county and state, Joannie Perez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND