This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8387-DJ

Karen Johnson Davidson County
Batch# 463277 DEEDQC
08/25/2020 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200825-0096139

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Affiant

Subscribed and sworn to before me, this the 25 day of August, 2020.

Notary Public
My Commission Expires: 3-1-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard N. Ramsey and Jennifer Ramsey 1421 Peppermint Lane Nolensville, TN 37135	New Owners	163-16-0A-343.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **John G. McKibbin, married** ("Grantor") does hereby quitclaim and convey unto **Richard N. Ramsey and Jennifer Ramsey, husband and wife** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. 343 on the Plan of Phase 3-B, Provincetown, a Horizontal Property Regime With Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20080812-0082993, 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 the same property conveyed to Richard N. Ramsey and Jennifer Ramsey, husband and wife and John G. McKibbin, married, by deed from William S. Lewis, an unmarried man, of record in Instrument No. 20171101-0111892, Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 1, 2017.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is improved property located at: **1505 Ruddell Lane, Antioch, TN 37013**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2020.

GRANTOR:

John G. McKibbin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John G. McKibbin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25 day of August, 2020.

Notary Public
My Commission expires: 3-1-2023

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

202008250096139

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM