File No.

QUITCLAIM DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch# 505293
10/30/2020 12:40:40 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20201030-0126940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E Lee Cleveland Jr	Same	108 08 0 047.00
(NAME) 215 Bernnett Drive	(NAME)	
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Heirs at Law of Norma June Ritzman,
being
Robert E Lee Cleveland and Ronald Edward Cleveland

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E Lee Cleveland and Ronald Edward Cleveland,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 205A on the Plan of Larchwood, Section 2, of record in Plat Book 5800, Page 181, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert E Lee Cleveland and Ronald Edward Cleveland by Affidavit of Heirship, from The Heirs at Law of Norma June Ritzman, being Robert E Lee Cleveland and Ronald Edward Cleveland, of record in Instrument No. 20201030-0126939, Register's Office for said County.

Being the same property conveyed to Gordon S. Ritzman and Wife Norma June Ritzman by Quitclaim Deed from Gordon S. Ritzman (who acquired title as Gordan S. Ritzman) and Wife Norma June Ritzman dated August 7, 2006 and filed of record October 11, 2006 in Instrument 20061011-0126161, Register's Office for said County. Gordon S Ritzman having pre-deceased his wife on June 2, 2010, leaving her sole owner by operation of law.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3198 Trails End Ln Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28 day of October, 2020.

Robert E Lee Cleveland Jr.

Ronald Edward Cleveland

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert E. Lee Cleveland and Ronald Edward Cleveland the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of October, 2020.

My Commission Expires

January 23, 2023

Commission expires: _____

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.