Karen Johnson Davidson County
Batch# 537234 DEEDQC
12/17/2020 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149643

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Jeremy Rathfon
Sarah Hicks
1901 Forrest Avenue
Nashville, TN 37206

Send Tax Bill to:
New Owner

Map-Parcel Number:
083-10-0 275.00

State of Tennessee
County of Williamson

The Actual Consideration or
Value, whichever is greater,
for this transfer is $0.00.

Affiant

Subscribed and sworn
before me this the 18 day
of November, 2020.

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RATHFON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO, **JEREMY M. RATHFON AND SARAH E. HICKS, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1901 Forrest Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of November, 2020.

Rathfon Properties, LLC

By: _____, Member
Jeremy M. Rathfon, Member

Rathfon Properties, LLC

By: _____ Member
Sarah E. Hicks, Member

STATE OF WASHINGTON
COUNTY OF KING

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy M. Rathfon and Sarah E. Hicks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Members of the within named bargainor, a limited liability company, and that they, as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jeremy M. Rathfon and Sarah E. Hicks as such Members.

Witness my hand and official seal this 16th day of November, 2020.

_____
Notary Public

My commission expires: 7-10-21

TERRELL C MCGRATH, NOTARY PUBLIC
MY APPOINTMENT EXPIRES: 7-10-21

TERRELL C MCGRATH NOTARY PUBLIC COMMISSION EXPIRES 7-10-21 STATE OF WASHINGTON

Exhibit A

Land in Davidson County, Tennessee, being part of a 10-1/2 acre tract, as shown on Plat of Richardson Place, as of record in Plat Book 547, page 133, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

Beginning at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

Being the same property conveyed to Rathfon Properties, LLC, a Tennessee Limited Liability Company, by deed from Jeremy Rathfon and Sarah Hicks, Husband and Wife, dated 10/23/2015, of record in Instrument No. 20151028-0109506, Register's Office for said County.

202012170149643

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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