Prepared by:
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
File # B20-3594

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 14th **day of** December**, 2020.**

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information:
3003 Hobbs Road, Unit A **Nashville, TN 37215**	New Owner	**131-01-1E-001.00-CO**

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **James Donald Rice Jr., an unmarried man,** hereinafter the Grantors, by these presents, does hereby quitclaim and convey unto **James Donald Rice Jr., an unmarried man and Dalicia Ramey, an unmarried woman, as joint tenants with rights of survivorship,** hereinafter the Grantee, all their right, title and interest in and to the following tract or parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A, 3003 Hobbs Drive Commons on the Plan of record in Plat at Instrument No. 20190618-0058794, 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 a portion of the same property conveyed to Nashville Construction Company, Inc., a Tennessee Corporation by Warranty Deed from L. Alan Hampton and Mary Lee Hampton of record in Instrument No. 20190530-0051026 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on May 30, 2019. (Value or consideration as shown in aforementioned deed $675,000.00.)

*See Exhibit "A"

This property is unimproved/improved property known as 3003 Hobbs Road Unit A, Nashville, TN 37215.

Witness my hand this 14TH day of DECEMBER, **2020.**

Karen Johnson Davidson County
Batch# 538542 DEEDQC
12/21/2020 08:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201221-0150682

James Donald Rice, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Donald Rice Jr., Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14TH day of DECEMBER, **2020.**

Notary Public
My Commission Expires: _____

(Notary Seal)

Exhibit "A"

Being a part of the same property conveyed to James Donald Rice, Jr. by Warranty Deed from Nashville Construction Company, Inc., a Tennessee corporation, dated December 14th, 2020 of record in Instrument No._202012210150680__, in the Register's office of Davidson County, Tennessee

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021