This instrument was prepared by:

Benjamin Lewis, Attorney
McCarter | East PLLC
316 West Main Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 563651 DEEDQC
01/28/2021 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210128-0012911

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Affiant

Subscribed and sworn to before me this 11 day of January, 2021.

Notary Public
My Commission Expires: 8-19-23

ASHLIE HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES AUGUST 19, 2023

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Treva Douglas, et al. 610 Majesty Drive Murfreesboro, TN 37129	**Same**	**034 05 0 094.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **TREVA ELWANDA RAINES (now known as TREVA ELWANDA DOUGLAS), married**, hereinafter called **Grantor**, has bargained and sold and does hereby convey, remise, release and forever Quitclaim all right, title and interest in said parcel of land unto **TREVA ELWANDA DOUGLAS, RICKY A. RAINES, and RANDY DARRELL RAINES, as tenants in common with right of survivorship**, hereinafter called **Grantees,** their successors, heirs and assigns. Said parcel of land located in Davidson County, Tennessee, and being described as follows, to-wit:

BEING a portion of Lot No. 18 on the Map of Bransford Realty Company's Alta Loma Subdivision, according to plat and survey appearing of record in Book 421, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEGINNING on the brotherly margin of Alta Loma Drive, 165 feet eastwardly from the intersection of the easterly line of the L & N Railroad, right of way and the northerly margin of said Drive; thence northwardly and parallel to said right of way 200 feet; thence eastwardly 55 feet; thence southwardly 200 feet to the northerly margin of said Drive; thence westwardly 55 feet to the beginning.

BEING the same property conveyed to Luther E. Cantrell, Jr., Trustee, by Quitclaim Deed from G. B. Raines and Wanda Raines and then conveyed to Treva Elwanda Raines from Luther E. Cantrell, Jr., Trustee, in the same document, dated August 25, 1982, and recorded on August 30, 1982, appearing of record in Book 5930, Page 821, of the Register's Office for Davidson County, Tennessee.

THIS conveyance is made 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 easement of record; (4) building restrictions; and (5) any and all other matters of public record in the Register's Office for Rutherford County, Tennessee.

Preparer's Disclaimer: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties.

This is improved property known as **207 Alta Loma Road, Madison, Davidson County, Tennessee 37115**.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Treva Elwanda Raines, Wanda Raines, and Treva Elwanda Douglas are one and the same person.

Roy Douglas, who joins in this transaction, and Treva Elwanda Douglas are married. Although Treva Douglas and Roy Douglas have never resided in the subject property as husband and wife, Roy Douglas hereby joins in this deed to acknowledge the conveyance of any marital interest he may have in the subject property.

It is the Grantor's intention, by conveying this Property to herself, Ricky A. Raines, and Randy Darrell Raines, her children, is to create a tenancy in common with right of survivorship, whereby the Property is to be held by the Grantees with right of survivorship.

WITNESS our hands this the Jan. 11 day of 2021, ~~2020.~~

Treva Elwanda Douglas

TREVA ELWANDA RAINES
(now known as Treva Elwanda Douglas)

Roy Douglas

ROY DOUGLAS

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **TREVA ELWANDA RAINES (now known as Treva Elwanda Douglas)**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 11 day of January, 2021

NOTARY PUBLIC

My Commission Expires: 8.19.23

ASHLIE HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19 2023

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ROY DOUGLAS**, the bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence) and who acknowledged that he executed the foregoing QUITCLAIM DEED instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee this 11 day of January, 2021

NOTARY PUBLIC

My Commission Expires: 8.19.23

ASHLIE HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19 2023