(1)

PREPARED BY AND RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 566144 **DEEDQC**
02/02/2021 12:25:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210202-0015020

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 29th DAY OF January 2021.

NOTARY PUBLIC
COMMISSION EXPIRES:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

ADDRESS OF NEW OWNER:
David S. Rankin and Sharron L. Rankin 1301 Riverside Road, Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
053-03-0-228.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Sharron L. Rankin,** (hereinafter referred to as "GRANTOR") does quitclaim and convey all of her right, title and interest to the hereinafter described property to **David S. Rankin and Sharron L. Rankin, husband and wife,** (hereinafter referred to as "GRANTEES"), their heirs and assigns, in and to a certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

TRACT NO. 1

LAND in Davidson County, Tennessee, being Lot No. 120 in Section "B", Plan of Village of Old Hickory, as shown on plan of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

TRACT NO. 2

LAND in Davidson County, Tennessee, being the south 50 feet of Lot No. 15 of Section "B", on the Map of the Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the easterly side of Riverside Road and runs back between parallel lines 352.5 feet, more or less, to the approximate edge of the low water mark of the Cumberland River.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed by Eugene F. Johnson and wife, Helen Hale Johnson, to the United State of America, by deed of record in Book 2195, page 10, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the line of the lands now or formerly of Earl E. and Viola L. Swenson, said point being North 85 deg. 32' East 328 feet from the most southwesterly corner of the lands of said Swensson and the most northwesterly corner of the land of the subject owner; thence, from the point of beginning, and along said Swensson line, North 85 deg. 32' East 35 feet to a point in the low water mark of the Cumberland River; thence, southeasterly and upstream following the meanderings of said water line, a distance of 260 feet, more or less, to a corner common to the land now or formerly of W. R. and Mary H. Stevens; thence, leaving said water line and along said Stevens line, South 88 deg. 19' West 50 feet; thence, severing the lands of the subject owner, North 15 deg. 00'

West 253 feet to the point of beginning, containing twenty-five hundredths (0.25) of an acre, more or less.

Being the same property conveyed to Sharron L. Rankin by Warranty Deed from Raymond B. Simpkins, an unmarried person, dated August 20, 2001, of record in Instrument No. 20010822-0090719, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 1301 Riverside Road, Old Hickory, TN 37138

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

IN WITNESS WHEREOF, this document was executed this 25th day of January, 2021.

Sharron L. Rankin

Sharron L. Rankin

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharron L. Rankin, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon this oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of January, 2021.

Notary Public

My Commission Expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021