Name and Address of New Owner:
Addie Rainey & Travis Rainey
1329 Goodmorning Dr.
Nashville, TN 37207

Send Tax Bills To:
Same as Owner

Karen Johnson Davidson County
Batch# 587896 DEEDQC
03/09/2021 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210309-0030903

This Instrument Prepared By:
Steven Disser
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 041-03-0A-005.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Frances Marable,** "the Grantor," convey and quitclaim unto **Addie Rainey and Travis Rainey, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land Lying in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Section One, Vantage Pointe (formerly North Forty) a Cluster Lot Subdivision of record at Instrument No. 20031017-0154221, 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 the same property conveyed to Addie Marable and Francis Marable, both unmarried by Warranty deed from Paul Joyner, Jr., a married man of record in Instrument No. 20160419-0037938 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 19, 2016. (Value of consideration shown in aforementioned deed $162,900.00.) The said Addie Marable n/k/a Addie Rainey.
>
> Being also known as 1329 Goodmorning Drive, Nashville, Tennessee 37207.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of March, 2021.

Frances Marable (SEAL)
Frances Marable

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 2021.

HELEN F MACKEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/17/2023 SUMNER COUNTY

Helen Mackey
Notary Public
My commission expires: 07/17/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0** , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Addie Rainey

Sworn to and subscribed before me this
2nd day of March, 2021.

Helen Mackey
Notary Public
My commission expires: 07/17/2023

HELEN F MACKEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/17/2023 SUMNER COUNTY

File # 2021-1382

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON