Karen Johnson Davidson County
Batch# 600259 DEEDQC
03/25/2021 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210325-0039433

Prepared by:
Kimbra Spann, Attorney
1650 Murfreesboro Road, Ste. 217
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 10 day of March, 2021.

Notary Public
My commission expires: 2/20/2023

Address of New Owner:	Send Tax Bills to:	Tax Information:
Quelethia Ransom		
1557 Benley Street	NEW OWNER	163-000-13.00
Murfreesboro, TN 37130		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Quintin E. Arnold, unmarried**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Quelethia Ransom,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 of Shields Antioch Lands of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quintin E. Arnold and Quelethia Ransom, by Quitclaim Deed dated November 13, 2019, from Quintin E. Arnold, of record in Instrument No 20200213-0016659, recorded on February 13, 2020, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Quintin E. Arnold from Jacquelyn V. Walker, Trustee of The Arnold Family Revocable Trust, u/a/d 12/07/2006, dated September 6, 2018, recorded on September 6, 2018, of record in Instrument No. 20180906-0088586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4004 Moss Road Avenue, Antioch, Tennessee 37013**.

Witness my/our hands this 10 day of March, 2021.

Quintin E. Arnold

Quintin E. Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2021.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/20/2023

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATIONS REGARDING THE STATUS OF TITLE IS MADE.

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

