THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
5-11289-TC

Karen Johnson Davidson County
Batch# 604426 DEEDQC
03/31/2021 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042505

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Ragan Chambers Angela Ryon 6888 Bridgewater Dr. Nashville, TN 37221	New Owner	126-16-0A-175-00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 26 day of March 2021.

Notary Public

My Commission Expires: 7/9/2024
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ragan Chambers, an unmarried woman,** hereinafter referred to as the Grantor, has this day quitclaimed unto **Ragan Chambers, an unmarried woman and Angela Ryon, a married woman,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2 of record in Instrument No. 20021022-0129510, 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 David Price Chambers III and Ragan Chambers, husband and wife, by deed from Brian S. Johns and wife Ashley Johns, of record in Instrument No. 20160331-0030778, Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on March 31, 2016. Further, being the same property conveyed to Ragan Chambers by Quit Claim Deed from David Price Chambers, III, dated

dated March 31, 2016 and recorded on March 31, 2016. Further, being the same property conveyed to Ragan Chambers by Quit Claim Deed from David Price Chambers, III, dated March _____, 2021 and recorded _____, 2021 as Instrument No. _____202103310042504_____, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6888 Bridgewater Dr., Nashville, TN 37221.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 26th day of March 2021.

GRANTORS:

_____
Ragan Chambers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ragan Chambers, the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26th day of March 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

_____
Notary Public
My Commission Expires: 5/2/22

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

