Karen Johnson Davidson County
Batch# 679564 DEEDQC
07/20/2021 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210720-0096900

THIS INSTRUMENT PREPARED BY:
Jeremy B. Bell
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
Christy Ree Ridings
1002 Todd Preis Drive
Nashville, TN 37221

Tax Information: Map 142-5; Group D; Parcel 40.00

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO TITLE, OWNERSHIP, BOUNDARY LINES OR ANY OTHER REPRESENTATIONS RELATIVE TO THE PROPERTY DESCRIBED HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, JACK D. RIDINGS, do hereby release, quitclaim and convey unto CHRISTY REE RIDINGS, her heirs and assigns, all of our right, title and interest, in and to the following tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. Q-406, together with carport Q-406, River Plantation Condominiums, Section 4, of record in Book 4860, pages 17-19, said Register's Office.
>
> Being the same property conveyed to Jack D. Ridings and wife, Linda C. Ridings by deed of record dated October 31, 2000 in Instrument No. 2000114-0112776, Register's Office of Davidson County, Tennessee. Linda C. Ridings died June 7, 2017 leaving Jack D. Ridings as the fee simple owner of the property as surviving tenant by the entirety.

The purpose of this instrument is to convey any and all interest of JACK D. RIDINGS, in and to subject property to CHRISTY REE RIDINGS in fee simple.

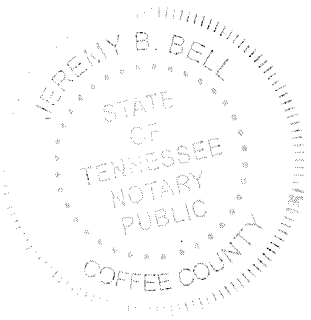
WITNESS MY HAND this 16th day of July, 2021.

JACK D. RIDINGS

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said County and State, JACK D. RIDINGS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness My Hand and Official Seal this 16th day of July, 2021.



Notary Public at Large
My Commission Expires: 3-13-2024

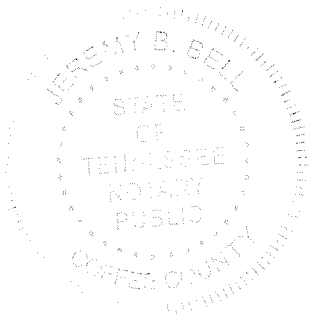
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I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this the 16th of July, 2021.

NOTARY PUBLIC AT LARGE
My commission expires: 3-13-2024



TRUE COPY CERTIFICATION

I, THOMAS H. COPELAND, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 7/16/21.

Thomas H Copeland
AFFIANT SIGNATURE

Date: 7/16/21

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 16, day of July, 2021.

Ashley Cadenhead
Notary's Signature

MY COMMISSIONS EXPIRES: 3/20/22

Notary's Seal:

