Karen Johnson Davidson County
Batch# 691833 DEEDQC
08/06/2021 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210806-0106061

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
SYLVIA R. RAINEY
605 BRENTMEADOW CIR
MADISON, TN 37115

Mail Tax Statements to:
SYLVIA R. RAINEY
605 BRENTMEADOW CIR
MADISON, TN 37115

QUITCLAIM DEED

THIS INDENTURE, Made this 18th day of March, 2021, by and between Sylvia R. Rainey, an unmarried woman of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Sylvia R. Rainey, an unmarried woman, and Samuel Dwayne Rainey, an unmarried man, as joint tenants with rights of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 605 BRENTMEADOW CIR, MADISON TN, 37115).

BEING the same premises which Charles Price, unmarried man in deed dated 7/29/2016 and recorded in the DAVIDSON County Recorder's Office in Deed Insrtument # 20160802-0079721, granted and conveyed to Sylvia R. Rainey an unmarried woman.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Sylvia Rainey
Sylvia R. Rainey

State of Tennessee

County of Davidson (SS)

On this 18th day of March in the year 2021, before me, the undersigned notary public, personally appeared Sylvia R. Rainey, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Quentin Isabell
Notary Public

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/15/2021 RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $**0.00**.

Sylvia Rainey
Affiant

Subscribed and sworn to before me this 18th day of March, 2021.

Quentin Isabell
Notary Public
My Commission Expires: May 15, 2021

QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/15/2021 RUTHERFORD COUNTY

File No: 901112

TAXPAYER/OWNER: SYLVIA R. RAINEY
ADDRESS: 605 BRENTMEADOW CIR, MADISON TN, 37115

True Copy Certification

I, Ryan Cunningham, do hereby make oath that I am the custodian of the electronic version of the attached document executed on 03/18/2021, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Leslie A Hramika, a notary public for this county and state Allegheny County, PA who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie A Hramika

Notary's Signature

My Commission Expires: 12/15/24

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2024
Commission number 1387936
Member, Pennsylvania Association of Notaries

Exhibit A

File No.: 901112

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 27A Zone Lot Division, Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, page 276, 277, and 278, amended in Book 6900, page 942, amended in Book 7577, page 553, Register's Office for said County, to which reference is here made for a more complete and accurate description.

Being the same property as conveyed from Charles Price, unmarried man to Sylvia R. Rainey an unmarried woman, as set forth in Deed Instrument # 20160802-0079721, dated 7/29/2016, recorded 8/2/2016, Davidson County, Tennessee.

Tax ID: 053-13-0-094-00