Karen Johnson Davidson County
Batch# 766248 DEEDQC
12/02/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211202-0160010

ADDRESS NEW OWNERS AND
SEND TAX BILLS:

IAN RATLIFF
3007 Jenry Dr
Nashville, TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

**MAP PARCEL NUMBER:**
095-08-0-044.00
(No Title Search was done)

# QUITCLAIM DEED

This instrument is made and entered into this the 20 day of October, 2021, by **RATLIFF REAL ESTATE, LLC,** GRANTOR and **IAN RATLIFF,** GRANTEE.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 184 on the plan of Eva-Mor Heights, Section 3, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ratliff Real Estate, LLC, by warranty deed from Jennifer N. Carroll and husband, Duane A. Carroll, dated March 1, 2021, and recorded March 8, 2021, in Instrument No. 20210308-0029991, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 332 Tamworth Drive, Nashville, Tennessee 37214.

Executed on the date first above written.

RATLIFF REAL ESTATE, LLC

By: _____

Title: Member

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ian Ratliff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Member of RATLIFF REAL ESTATE LLC, the within named bargainor, a limited liability company, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

WITNESS my hand and seal at office this 20 day of October, 2021.

Shawn C Glover
NOTARY PUBLIC

My Commission Expires: 12/2/23

SHAWN C GLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Barbara A Foster
AFFIANT

Subscribed and sworn to before me, this the 20th day of October, 2021.

Shawn C Glover
NOTARY PUBLIC

My Commission Expires: 12-2-23

SHAWN C GLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

**Tennessee Certification of Electronic Document**

I, Crystal Danton , 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this 20 day of October ,2021.

Affiant Signature

11.30.2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of November , 2021 .

GINA L SHOEMAKE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12-19-2023

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 12.19.2023