THIS INSTRUMENT PREPARED BY AND RETURN TO:
Celia Stewart Rouse, Atty
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

NEW OWNER:
Falcon Group
P.O. Box 505
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map & Parcel: 064-16-0A-114.00

This instrument was prepared solely with information provided by the parties.

Karen Johnson Davidson County
Batch# 781024 **DEEDQC**
12/29/2021 10:17:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211229-0171088

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD G. RAINS, married, and PATRICK L. RAINS, unmarried, as tenants in common with rights of survivorship,** hereinafter called the Grantors, do convey unto **FALCON GROUP, a Tennessee General Partnership,** hereinafter called the Grantee, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Unit No. 109, on the Plan of Jackson Meadow, Phase 1, Section 1, according to the Master Deed of record in Book 7434, Page 642, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald G. Rains, married, and Patrick L. Rains , unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed, dated April 5, 2017, of record as Instrument 20170410-0034592, Register's Office for Wilson County, Tennessee.

This is improved property known as **109 General Jackson Drive, Hermitage, Tennessee 37076.**

WITNESS SIGNATURE(S) this 17 day of December, 2021.

Ronald G. Rains
RONALD G. RAINS

Patrick L. Rains
PATRICK L. RAINS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RONALD G. RAINS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, the within names bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of December, 2021.

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PATRICK L. RAINS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, the within names bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of December, 2021.

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Notary Public

My commission expires:

****

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

Affiant

Sworn to and subscribed to before me, this the 17 day of Dec, 2021.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Notary Public

My commission expires: