Karen Johnson Davidson County
Batch# 781600 DEEDQC
12/29/2021 03:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211229-0171469

This Instrument Prepared By
and after recording return to:
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Attn: Steven K. Wood
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

QUITCLAIM DEED

Name/Address of New Owners:	*Send Tax Bills To*
Harold Ray Ragsdale, Trustee 5724 River Road Nashville, TN 37209	Harold Ray Ragsdale, Trustee 5724 River Road Nashville, TN 37209
Tax Map Parcel No.: 104 15 0 261.00	

FOR AND IN CONSIDERATION the receipt and sufficiency of which are hereby acknowledged, I, **PENNY JACKSON RAGSDALE** (the "Grantor"), hereby quitclaims and convey unto, **HAROLD RAY RAGSDALE, TRUSTEE OF THE PENNY JACKSON RAGSDALE REVOCABLE TRUST DATED DECEMBER 13, 2021**, his successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (the "Grantee"), all of my right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property known as 2120 W Linden Avenue, Nashville, TN 37212.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steve K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steve K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Westerly 60 feet of Lot No. 38 on the Map of Linden Place as of record in Book 547, Pages 121 and 122, Register's Office for said County.

Said part of Lot No. 38 fronts 60 feet on the Northerly side of West Linden Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Penny Jackson Ragsdale by deed from Harold Ray Ragsdale, recorded in Book 5676, page 455, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of December, 2021.

Penny Jackson Ragsdale

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **Penny Jackson Ragsdale**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 13 day of December, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CATHY Q. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 13 day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

CATHY Q. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2024

4876-7920-8453

202112290171469

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 December 13, 2021 (date of document).

Affiant Signature

December 13, 2021
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

