UNLS 1206152

After Recording Return to:

Unisource
2530 Red Hill Ave, Ste 110
Santa Ana, CA 92705

Karen Johnson Davidson County
Batch# 786077 DEEDQC
01/10/2022 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220110-0002935

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
119-07-0-138.00

QUITCLAIM DEED

[this deed is being executed to remove spouse from title]
{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }

New Owner/ Property Being Conveyed
Jeffrey Lynn Ragland
6 Peachtree Street
Nashville, TN 37210

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 29 day of May, 2021, between MADELYN D. RAGLAND, (wife of Grantee herein) residing at 6 Peachtree Street, Nashville, TN 37210, hereinafter referred to as "**Party of the First Part**" and JEFFREY LYNN RAGLAND, a married man as his separate property, residing at 6 Peachtree Street, Nashville, TN 37210, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargains, sells remises, releases and QUIT-CLAIMS unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NUMBER 31 ON THE PLAN OF SECTION ONE, ROSEWOOD ESTATES, OF RECORD IN PLAT BOOK 4955, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE PROPERTY CONVEYED TO JEFFREY LYNN RAGLAND AND WIFE, MADELYN D. RAGLAND BY DEED FROM THOMAS R. GREER AND WIFE, STACEY R.

GREER, DATED 01/08/1996 AND RECORDED 01/11/1996 IN VOL. 9914, PAGE 472, DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6 Peachtree Street, Nashville, TN 37210
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written. *Madelyn D. Ragland, executes this deed with the acknowledgement that the purpose of this instrument is to convey any interest marital or otherwise that she may have in the property and also acknowledges the receipt of sufficient consideration for the execution of this instrument and WAIVES any defense to the enforcement of this instrument based upon the lack or inadequacy of consideration.*

Madelyn D. Ragland
MADELYN D. RAGLAND

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 29 day of May, 2021, before me personally appeared **MADELYN D. RAGLAND**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Sheila Herring Agnew
NOTARY PUBLIC

My Commission Expires: 3.25.2025

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

Madelyn D Ragland
MADELYN D. RAGLAND

Subscribed and sworn to before me this 29 day of May, 2021.

Sheila Herring Agnew
NOTARY PUBLIC

My Commission Expires: 3.25.2025

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

See Attached Certificate

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 29 day of May, 2021, before me,
Day *Month* *Year*

Sheila D Ewing-Agnew, the undersigned Notary Public,
Name of Notary Public

personally appeared Madelyn D. Ragland,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Signature of Notary Public

Sheila D Ewing-Agnew

My Commission Expires
3.25.2025

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Jeffrey Lynn Ragland
12 Peachtree St.
Nashville, TN 37210

Document Date: May 29, 2021 Number of Pages: 2

Signer(s) Other Than Named Above: N/a

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Tennessee Certification of Electronic Document

I, LEA MILLER, 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 05/29/2021 (date of document).

Affiant Signature

12/31/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31th day of December, 2021.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL