QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 811472 **DEEDQC**
02/25/2022 12:39:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220225-0021753

G-SWBC-22-1511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Feb, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on JUNE 6, 2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Graham, an unmarried man	new owner	
(NAME)	(NAME)	**175-02-0B-007.00-CO**
1511 Sprucedale Drive,	3311 Walton Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RHUNETTE ROBINSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL D. GRAHAM, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4803 on the Plan of Final Plat, Section One, Old Hickory Commons (Formerly Vaughn Property), a Planned Unit Development, Cluster Lot Subdivision of record in Instrument No. 20080317-0026338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel D. Graham, an unmarried man,and Juanita Barnes, an unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20091125-0108611 Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 25, 2009.

Juanita Barnes died intestate on June 18, 2011, and her interest in subject property having vested in her sister, Rhunette Robinson, her sole heir at law as pursuant to Affidavits of Heirship being recorded simultaneously herewith Instrument Nos. 20220225-0021751 and 20220225-0021752 Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1511 Sprucedale Drive, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 22 day of Feb., 2022.

Rhunette Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22 of Feb., 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212