Karen Johnson Davidson County
Batch# 854431 DEEDQC
05/12/2022 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054986

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $-0-

Monica Ransom Robertson
Affiant-

Subscribed and sworn to before me, this 27th **day of April, 2022.**

T Stevenson
Notary Public
My commission expires: 5/31/24

Address of New Owner:	Send Tax Bills to:	Tax Information:
Monica Ransom Robertson	NEW OWNER	058 15 0 182.00
4109 Home Haven Dr.		
Nashville, TN 37218		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, We, **Vanal Lopez Ransom, Tracy Bonita Lewis and Monica Ransom Robertson as the Heirs at Law of Margaret Ransom,** hereinafter the Grantors, by these presents, does hereby quitclaim and convey unto **Monica Ransom Robertson, married,** hereinafter the Grantee, all of their rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 90 on the Plat of Gold Key Addition, Section I, of record in Book 4675, Page 14, Register's Office for said County.

Said Lot No. 90 fronts 90.00 feet on the northerly margin of Home Haven Drive, and extends back 146.00 feet on the easterly line, and 153.32 feet on the westerly line, to a line on the rear on which it measures 104.7 feet.

BEING the same property conveyed to William Thomas Ransom and wife, Margaret Ransom by Warranty Deed from Community Federal Savings & Loan Association of Nashville, dated 7/1/1977 and recorded 7/15/77 in Book 5171, Page 702, Register's Office of Davidson County, Tennessee. The said William Thomas Ransom died on March 1, 2004 leaving Margaret Ransom as the surviving tenant. The said Margaret Ransom died on 11/6/2020 leaving Vanal Lopez Ransom, Tracy Bonita Lewis and Monica Ransom as her heirs at Law. See Affidavits of Heirship of record as Instrument No 202205120054984 and Instrument No. 202205120054985, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Witness my hand this 27th day of April, 2022.

Vanal Lopez Ransom
Vanal Lopez Ransom

Tracy Bonita Lewis
Tracy Bonita Lewis

Monica Ransom Robertson
Monica Ransom Robertson

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Vanal Lopez Ransom, Tracy Bonita Lewis and Monica Ransom Robertson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2022.

T Stevenson
Notary Public:
Commission Expires: 5/31/24



Certificate of Authenticity

I, **Brenda Huntsman**, 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 4-27-22.

Date

Brenda Huntsman

Affiant Signature

5-4-22

Date

State of Tennessee

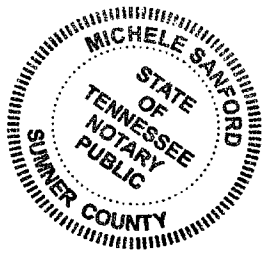
County of Sumner

Sworn to and subscribed before me this 4th day of May, 2022.

Notary's Signature

My Commission Expires: 7/2/2024

Date



Notary's Seal (if on paper)