Karen Johnson Davidson County
Batch# 860734 DEEDQC
05/23/2022 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220523-0059690

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0 Affiant Subscribed and sworn to before me This 18th day of May 2022. Notary Public My Commission Expires: 11/13/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Rick Racca **2410 Smith Springs Rd** **Nashville, TN 37217**	New Owner	135 00 0 181.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mitchell Whitson,** an unmarried man, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Rick Racca,** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Beginning at a point on the North margin of Smith Springs Road at the Southeast corner of a tract owned by Carter; thence 258 feet North with the East line of Carter's lot to a pin in the Northwest Corner of the said Carter lot; thence East 112 feet to the Northwest corner of the Taylor lot; thence South 107 feet to the Southwest corner of the Taylor lot which is also the Northwest corner of a lot owned by Edmondson; thence 189 feet with

the said Edmondson lot to the margin of Spring Road, and thence with the margin of Smith Springs Road West 204 feet to the point of beginning.
Included in the above description but expressly excluded from this conveyance is that portion of the above described property conveyed in Book 8223, Page 519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitchell Whitson, an unmarried man, by Special Warranty Deed from The CIT Group/CONSUMER FINANCE INC., dated February 21, 2022, of record in Instrument No. 20020305-0027214, Register's Office for Davidson County, Tennessee.

This is improved property known as 2410 Smith Springs Road, Nashville, TN 37217.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 18th day of MAY 2022.

Grantor:

Mitchell Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared **Mitchell Whitson**, 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 for the purposes therein contained.

Witness my hand and seal, at Nashville, TN, this 18th day of May 2022.

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine, do herby 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 5/18/22.

AFFIANT SIGNATURE

5/18/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 18th day of May, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY