NEW OWNER:
TALOR HAMMONTREE FRANKLIN
3623 RAINBOW PLACE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 883055 DEEDQC
07/01/2022 02:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220701-0076874

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 11814017200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **JOHN L. TATE and wife, ANITA G. TATE**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **TALOR HAMMONTREE FRANKLIN, married**, her heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Being known and designated as the Southerly part of Lot No. 32 and the Northerly part of Lot No. 33 on the Plan of Marengo Park, Section "C", as shown on the plat of the same of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell McRae Surveying Co., dated June 2, 1992, as follows:

Beginning at an iron pin in the Westerly margin of Rainbow Road, at a point which is 36 feet 6 inches Southerly from the common corner of Lots 32 and 33; thence Westerly 218 feet 6 inches to a point, said point being 28 ½ inches South of the common rear corner of Lots 33 and 32 on said plan; thence Northerly with the Westerly line of Lots 32 and 33, 52 feet to an iron pin; thence Easterly 223 feet 6 inches to an iron pin in the Westerly margin of Rainbow Road; thence with the margin of the same, Southerly 65 feet to the point of beginning.

Being the same property conveyed to John L. Tate, Anita G. Tate and Talor A. Hammontree, joint tenants with right of survivorship by Warranty Deed from Robert A. Goff and wife, Margaret M. Goff, dated June 12, 2020, and of record in Instrument No. 20200618-0064506, in the Register's Office for Davidson County, Tennessee. Talor A. Hammontree is now known as Talor Hammontree Franklin.

This is IMPROVED property more particularly known as: 3623 RAINBOW PLACE, NASHVILLE, TENNESSEE 37204.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 24th day of June, 2022.

John L. Tate

JOHN L. TATE

Anita G. Tate

ANITA G. TATE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN L. TATE and ANITA G. TATE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of June, 2022.

Emma Irwin

NOTARY PUBLIC

My commission expires: 4-26-2025

EMMA IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 4-26-2025

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I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -**.

Anita G. Tate

AFFIANT

Sworn to and subscribed to before me this the 24th day of June, 2022.

Emma Irwin

NOTARY PUBLIC

My commission expires: 4-26-2025

EMMA IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY