Karen Johnson Davidson County
Batch# 910840 DEEDQC
08/31/2022 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $864.62
20220831-0098418

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,680.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2022. NOTARY PUBLIC COMMISSION EXPIRES: Jan. 10, 2023 MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023 (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp)

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Valerie Jane Parker 1212 Battlefield Drive Nashville, TN 37220	Same as Owner	117 08 0 242.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, **RAM MEEK, LLC**, a Tennessee limited liability company (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **VALERIE JANE PARKER** (hereinafter "Grantee"), and her successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Being Lot No. 20 on the Map of Galescrest No. 2, Block "G" of record in Book 1424, Page 19, Register's Office for said County.

Said Lot No. 20 fronts 70 feet on the northerly side of Battlefield Drive and runs back between parallel lines 180 feet to the southerly line of the right-of-way of Tennessee Central Railroad.

Being the same property conveyed to Ram Meek, LLC, a Tennessee limited liability company by Deed from John C. Hailey, Sr. and wife, Peggy T. Hailey dated March 1, 2017 and recorded March 6, 2017 in Instrument No. 20170306-0021860 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1212 Battlefield Drive, Nashville, TN 37220.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 24 day of August, 2022.

RAM MEEK, LLC, a Tennessee limited liability Company, Grantor

By: _____
Ronnie Meek, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie Meek, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon oath acknowledged himself to be the sole Member of Ram Meek, LLC, a Tennessee limited liability company, the bargainor herein, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as its Sole Member, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 24 day of August, 2022.

Commission Expires: April 19, 2026 _____
Notary Public

CYNTHIA M. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TN

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 24 day of August, 2022

_____ August 24, 2022
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24 day of August, 22

_____
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023