BOX #14

#4849-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 911233 DEEDQC
09/01/2022 09:30:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220901-0098530

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Karen A. Atkisson
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Karen A. Atkisson	**"New Owner"**	**118 08 0 223 00**
1418 Bowman Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RAK Properties Family, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Karen A. Atkisson, a married woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 190 on the Map of Grandview Heights Addition, a plan of which is of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 190 fronts 50 feet on the westerly side of Cruzen Avenue and runs back along the South margin of Newsom Street 150 feet to an alley.

BEING the same property conveyed to Karen A. Atkisson and husband, Ronald D. Atkisson, by Warranty Deed dated June 22, 1998, from Ernest A. Todd, joined by wife, Carrie Todd, of record in Book 10989, Page 945, Register's Office for Davidson County, Tennessee. And further conveyed to RAK Properties Family, LLC, by Quitclaim Deed dated December 22, 2016, from Karen A. Atkisson and husband, Ronald D. Atkisson, of record in Instrument No. 20161228-0136551, said Register's Office.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **2501 Cruzen Street, Nashville, TN 37211**.

Witness my/our hand(s) by its duly authorized officer this **31st** day of **August, 2022.**

RAK Properties Family, LLC, a Tennessee limited liability company

By: Karen A. Atkisson
Karen A. Atkisson, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Karen A. Atkisson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of RAK Properties Family, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2022.**

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 3, 2023

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.