Karen Johnson Davidson County
Batch# 913002 DEEDQC
09/07/2022 09:12:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220907-0100152

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF Arkansas
COUNTY OF Independence

I hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Todd Mark Rumans
AFFIANT

Subscribed and sworn to before me this 2 day of September, 2022.

Tammy Bowman
NOTARY PUBLIC

My Commission Expires: Sept 28, 2030

Address New Owners as Follows:
Todd Rumans & Laura Rumans, Trustees
620 Woodmont Circle
Batesville, AR 72501

Send Tax Bills To:
New Owner

Map-Parcel:
161-05-0-020.00

TAMMY BOWMAN
INDEPENDENCE COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES SEP. 28, 2030
COMMISSION NO. 12712075

QUITCLAIM DEED

In consideration of One Dollar ($1.00), and other good and valuable consideration, **Todd Mark Rumans and Laura E. Rumans, husband and wife,** GRANTOR, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Todd Rumans and Laura Rumans, Trustees of The Rumans Living Trust dated November 18, 2019,** GRANTEE. Said property is described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures on this the 2 day of September, 2022.

Todd Mark Rumans

TODD MARK RUMANS

Laura E Rumans

LAURA E. RUMANS

STATE OF Arkansas
COUNTY OF Independence

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Todd Mark Rumans and Laura E. Rumans**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 2nd day of September, 2022.

Tammy Bowman

Notary Public

My Commission Expires: Sept 28, 2030

TAMMY BOWMAN
INDEPENDENCE COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES SEP. 28, 2030
COMMISSION NO. 12712075

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 71 fronts 143.0 feet on the Westerly side of Wakefield Drive and extends back 125.59 feet on the Northerly line and 213.41 feet on the Southerly line to a dead line in the rear which is a broken line, measuring a total of 177.41 feet thereon.

Being the same property conveyed to Todd Mark Rumans and Laura E. Rumans, husband and wife, by Warranty Deed from Dustin Whitaker and Kristin Whitaker, husband and wife, of record in Instrument No. 20220519-0058011, in the Register's Office for Davidson County, Tennessee, dated May 17, 2022 and recorded on May 19, 2022.

Being improved property also known as: 5405 Wakefield Drive Nashville, TN 37220.