THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Matthew Ralph and Anna Ralph
4834 Lindell St
Nashville, TN 37216

Send Tax Bill to:
Matthew Ralph and Anna Ralph
4834 Lindell St
Nashville, TN 37216

Map-Parcel Numbers:
061-03-0 069.00

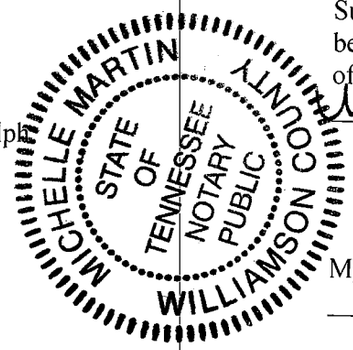
State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Madelyn Grimm
Affiant

Subscribed and sworn to before me, this the 7 day of October, 2022.

Michelle Martin
Notary Public



My Commission Expires:
9.21.24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WALLACE RALPH, JR., MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANNA RALPH AND MATTHEW RALPH, WIFE AND HUSBAND,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Being also known as 4834 Lindell St, Nashville, TN 37216.

Karen Johnson Davidson County
Batch# 927108 DEEDQC
10/07/2022 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221007-0110892

IN WITNESS WHEREOF, the undersigned has executed this instrument this ____ day of October, 2022.

WALLACE RALPH, JR.

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 **WALLACE RALPH, JR.**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2022.

My Commission Expires: 9-7-26

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Land located in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for said County, as follows:

Beginning at a point on the Easterly margin of Grinstead Place, at the corner of Lots Nos. 9 and 10; thence with the line between said Lots, Easterly 120 feet to a corner of Lot No. 11; thence with the line between Lots 10 and 11, Southerly 96.5 feet to the North margin of Lindell Street; thence with the margin of the same, Westerly passing a concrete monument at 25.5 feet a total distance of 114.5 feet to the beginning of a curve; thence along said curve, Northwesterly to 39.3 feet to the Easterly margin of Grinstead Place; thence with the margin of the same; Northerly 84 feet to the beginning.

Being the same property conveyed to Wallace Ralph, Jr., a married man, and Anna Ralph and Matthew Ralph, wife and husband, as tenants in common with rights of survivorship, by deed dated 08/28/2020, from Jeffery L. Carney, II, an unmarried man, of record in Instrument No. 20200902-0100116, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/3/22.

Affiant Signature

10/7/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY