This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-**2291**

Karen Johnson Davidson County
Batch# 953460 **DEEDQC**
12/20/2022 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131411

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
James Ed Rice, Jr., et ux	Same	Map 130-12-0-A
23 Inveraray		Parcels 037.00co & 036.00co
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable consideration, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JAMES ED RICE, JR.** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JAMES ED RICE, JR.** and **BENNI AUSTIN RICE,** as tenants by the entirety, and their successors, heirs and assigns. The real estate is described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to James Ed Rice, Jr., by Warranty Deed from Lyle Finley, Co-Trustee and Arnold Tackett, Co-Trustee of the Lyle Finley Revocable Trust under Agreement dated October 12, 1982, as amended of record in Instrument No. 20041202-0143400, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 16th day of December, 2022.

Affiant

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of December, 2022.

JAMES ED RICE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ED RICE, JR., the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of December, 2022.

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

EXHIBIT A

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Northumberland, a Planned Unit Development, as of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lyle Finley, Trustee of The Lyle Finley Revocable Trust Under Agreement Dated October 12, 1982, as amended, by Warranty Deed dated July 6, 2001, from Martin Construction Company, a Tennessee corporation, D/B/A Zeitlin Custom Builders, of record in Instrument No. 20010709-0072919, Register's Office for Davidson County, Tennessee.

BEING IMPROVED property, known as: 23 Inveraray, Nashville, TN 37215; MAP 130-12-0-A, PARCEL 037.00co .

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Northumberland, a Planned Unit Development, as of record in Book 6250, Pages 128 and 129, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lyle Finley, Trustee of The Lyle Finley Revocable Trust Under Agreement Dated October 12, 1982, as amended, by Warranty Deed dated July 6, 2001, from Arthur N. Anderson, III, of record in Instrument No. 20010709-0072869, Register's Office for Davidson County, Tennessee.

BEING UNIMPROVED property, known as: 29 Inveraray, Nashville, TN 37215; MAP 130-12-0-A, PARCEL 036.00co .

THIS conveyance is subject to Declaration of Protective Covenants, Conditions and Restrictions of Northumberland, of record in Book 6377, Page 18, and re-recorded in Book 6545, Page 799, and amended in Book 8990, Page 50, in Book 11298, Page 935, and amended and restated in Instrument No. 20010629-0068967, said Register's Office; By-Laws of record in Book 6377, Page 33, and re-recorded in Book 6545, Page 815, and amended in Book 7663, Page 468, and in Book 8919, Page 45, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the GRANTOR herein.