Karen Johnson Davidson County
Batch# 963732 DEEDQC
01/24/2023 09:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230124-0005306

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Lawyer's Escrow Service, Inc., 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 $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2023. NOTARY PUBLIC COMMISSION EXPIRES: _____ (AFFIX SEAL)	(Blank for Register's Office Endorsement Stamp) SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Caleb Shane Ragan 3901 Whitland Avenue #10 Nashville, TN 37205	Same as Owner	103160E010.00

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, I, **MICHAEL J. RAGAN,** (hereinafter "Grantor"), does hereby convey, remise, release and quitclaim unto **CALEB SHANE RAGAN, an unmarried man** (hereinafter "Grantee"), and his heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit #10, on the Plan of Whitland Place, Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, page 597, and as established by the Master Deed of record in Book 6131, page 722, and Appointment of Substitute Trustee of said Master Deed of record in Book 9651, page 322, all in the Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michael J. Ragan, unmarried, by Warranty Deed from Kathryn A. Bowers, unmarried dated May 26, 2016 and filed of record in Instrument No. 20160531-0054180 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3901 Whitland Avenue, Unit #10, Nashville, TN 37205.

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 23rd day of January, 2023.

Michael J. Ragan

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 Michael J. Ragan, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2023.

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public

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 23 day of January, 2023

Ernest D. Bennett, III 1-23-23

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 23 day of January, 2023.

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Commission Expires: _____

Notary Public