This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 120
Nashville, TN 37215
Based on information supplied by the parties

Karen Johnson Davidson County
Batch# 965007 DEEDQC
01/27/2023 11:05:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006327

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map/Parcel:
Janice Raines 307 Rachel Rd Nashville TN 37214	Janice Raines 307 Rachel Rd Nashville TN 37214	059-08030.00

For and in consideration of the sum of Ten and 00/100----($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, RONALD E. RAINES, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto JANICE RAINES, hereinafter referred to as Grantee, her successors, heirs and assigns all his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, if any, described as follows:

Being Lot. No. 139 on the Plan of Eva-Mor Heights, Section 2, of record in Plat Book 1835, Page 30, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald E. Raines and wife, Janice L. Raines, by deed from Edwin J. Galbreath and wife, Lynda S. Galbreath. Book 6879, Page 550

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 307 Rachel Road, Nashville TN 37214.

Witness my hands this 12th day of August, 2022

Ronald E Raines

RONALD E. RAINES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0 pursuant to T.C.A § 67-4-409 (a)(1)(C)(v).

Ronald E Rau
Affiant

Subscribed and sworn to before me, this the 22nd day of ~~August~~ November, 2022.

NOTARY PUBLIC

My Commission Expires: 9/6/27



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Jamie Herron, a Notary Public in and for said County and State, the within named RONALD E. RAINES, the bargainor, 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 at Nashville, Tennessee, this 22 day of ~~August~~ November, 2022.

Notary Public

My Commission Expires: 9/6/2027

JAMIE D. HERRON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON