Karen Johnson Davidson County
Batch# 965370 DEEDQC
01/27/2023 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230127-0006533

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 27th day of January 2023. Notary Public My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Dr. Marian Kaye Rackard Jeanne Marie Copley 3729 Estes Road Nashville, TN 37215	New Owners	116-12 89

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Dr. Marian Kaye Rackard**, a married woman (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Dr. Marian Kaye Rackard and Jeanne Marie Copley, a married couple, as tenants by the entirety** (hereinafter referred to as "Grantees"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Being the southerly half of Lot No. 10 and the northerly half of Lot No. 11 of block 'D" on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130 at page 13, Register' s Office for Davidson County, Tennessee, and being more particularly described according to survey by John Kohl & Company, P.C. License No. 100. 400 Seventh Avenue South, Nashville, TN 37203, dated September 01, 1994 as follows:**

Said part of lot Nos. 10 and 11 front together 100 feet on the westerly side of Estes Avenue and run back 177.75 feet on the northerly line and 186.65 feet on the southerly line to a dead line, measuring 100.3 feet thereon.

Being the same property conveyed to Marian Kaye Rackard, by Warranty Deed from Marian B. Rackard, a Widow, of record in Book 9472, Pages 395-397, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3729 Estes Road Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 27th day of January, 2023.

GRANTOR:

Dr. Marian Kaye Rackard

Dr. Marian Kaye Rackard

KATHLEEN MCKELLEY HAVRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 27th day of January, in the year 2023, before me the undersigned, personally appeared **Dr. Marian Kaye Rackard** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 27th day of January, 2023.

Kathleen McKelley Havron
Notary Public

My Commission Expires: 9/2/24

Certificate of Authenticity

I, Trent Notestine, do herby 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 01/27/23.

AFFIANT SIGNATURE — Date: 01/27/23

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 27th day of January, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026