Karen Johnson Davidson County
Batch# 965904 DEEDQC
01/31/2023 08:26:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007000

Prepared from Information supplied by the parties

**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
R & S Trust
12 Bridleway Trail
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
067 00 0 117.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ryan Black and Shayla Black, husband and wife,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **R & S Trust dated January 24, 2023** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land lying in the Thirteenth District of Davidson County, Tennessee, and described according to a survey of Z. J. Wilkinson, surveyor, dated November 27, 1961 as follows:

Beginning at a point in the Northerly margin of State Highway No. 12, the Southeast corner of the C. D. McDonald tract; thence along said margin Westerly 210 feet; thence Northerly 210 feet; thence North 63 degrees 00' East 210 feet, the Northwest corner of said C.D. McDonald tract; thence along the Westerly line of said McDonald tract Southerly 210 feet to the point of beginning.

Included in the above but excluded therefrom is that certain parcel of land conveyed to the State of Tennessee in deed of record as Book 9556, Page 674 and Book 9620, Page 595, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to **Ryan Black and Shayla Black, husband and wife,** by Warranty Deed dated April 29, 2016, from **David Lee McDonald and Kathy A. McDonald, erroneously spelled Cathy A. McDonald in a prior Quitclaim Deed, husband and wife,** recorded in Instrument No. 20160601-0054935, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

**Ryan Black** and **Ryan L. Black** are one and the same person.

**Shayla Black** and **Shayla S. Black** are one and the same person.

This is improved property known as: **5294 Ashland City Highway, Nashville, TN 37218-4111.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 24th day of January 2023.

**Ryan Black**

**Shayla Black**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ryan Black**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January 2023.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

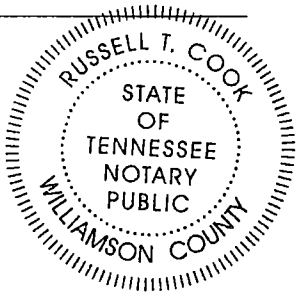
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Shayla Black**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January 2023.

Notary Public

My Commission Expires:
9/16/2023




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 24th day of January 2023.

Notary Public

My Commission Expires:
9/16/2023

