QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Lisa D. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

LORI BOWLING-DICKENS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Randall W. Tanner aka Randall Wayne Tanner	Randall W. Tanner aka Randall Wayne Tanner	43-15, 39
(NAME)	(NAME)	
204 Randy Road	204 Randy Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lisa D. Russell**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Randall W. Tanner aka Randall Wayne Tanner**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 44 on the Plan of Rainbow Terrace Subdivision, Section 5, as of record in Book 2133, page 72, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lisa D. Russell and Randall W. Tanner by Quitclaim Deed from Lisa D. Russell, an unmarried woman, dated February 14, 2022 and filed of record in Instrument 20220223-0020271, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 204 Randy Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 9th day of March, 2023.

Lisa D. Russell
Lisa D. Russell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa D. Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2023 .

Notary Public
My Commission Expires:

LORI BOWLING-DICKENS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 984216 **DEEDQC**
03/23/2023 01:41:20 PM 1 pg
Fees: $12.00 Taxes: $0.00

20230323-0021210