AFTER RECORDING RETURN TO:
Cosmopolitan Title
73 Cavalier Blvd.
Florence, KY 41042
File No. NKY-23-0189

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 984588 DEEDQC
03/24/2023 03:21:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230324-0021721

Tax ID No.: 162070070.00

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of March 2023, by and between **River McClane Rauton, an unmarried man, and Elena Buse Surmen, an unmarried woman, as tenants in common with right of survivorship,** residing at 304 Jenny Murff Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **River Mclane Rauton, an unmarried man,** residing at 304 Jenny Murff Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Antioch Park, Section Three, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Property Address: 304 Jenny Murff Drive, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 11/10/2022 under Instrument Number: 20221110-0120792, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

River McClane Rauton

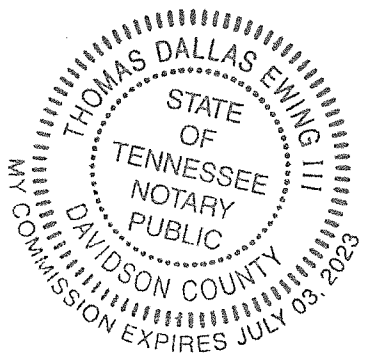
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, River McClane Rauton, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Cty, TN, this 16th day of March, 2023.

Notary Public

My Commission expires: 7-3-2023



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Elena Buse Surmen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Elena Buse Surmen, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Cty. TN, this 16th day of March, 2023.

Notary Public

My Commission expires: 7-3-23

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Teresa C. Rodriguez
Affiant

Print Name: Teresa C. Rodriguez

STATE OF Kentucky
COUNTY OF Boone

Subscribed and sworn to before me this 24th day of March, 2023.

Pamela J. Scudder
Notary Public
My Commission Expires: 10/2/25

Pamela J. Scudder
Notary Public, ID KYNP37392
State at Large, Kentucky
My Commission Expires on Oct. 2, 2025

Name and address for person(s) responsible for taxes:

River Mclane Rauton
304 Jenny Murff Drive
Nashville, TN 37013

Name and address of property owner:

River Mclane Rauton
304 Jenny Murff Drive
Nashville, TN 37013

Tennessee Certification of Electronic Document

I, Teresa C. Rodriguez, 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 March 16, 2023 (date of document).

Teresa C. Rodriguez
Affiant Signature

3/16/23
Date

STATE OF Kentucky
COUNTY OF Boone

Sworn to and subscribed before me this 16th day of March, 2023.

Pamela J. Scudder
Notary's Signature

My Commission Expires: 10/2/25

NOTARY'S SEAL

Pamela J. Scudder
Notary Public, ID KYNP37392
State at Large, Kentucky
My Commission Expires on Oct. 2, 2025

EXHIBIT A

A Certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.201 on the Plan of Antioch Park, Section Three, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Suburban Cowboys, LLC a Tennessee limited liability company by Warranty Deed from Travis C. Rogers, a single man of record in Instrument No.: 20211013-0137726 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 13, 2021.

COMMONLY KNOWN AS: 304 JENNY MURFF DR, ANTIOCH, TN 37013
PARCEL NO. 162070070.00