Karen Johnson Davidson County
Batch# 1051365 DEEDQC
09/19/2023 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073329

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Samuel Raymond and Megan Raymond	(NAME) NEW OWNER	155 10 0A 060.00
(STREET ADDRESS) 704 Wabash Place		
(CITY) (STATE) (ZIP) Nashville, TN 37221	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **John B. Raymond and wife, Lana L. Raymond, a ½ undivided interest,** Grantor, does hereby quitclaim and convey unto **Samuel Raymond and wife, Megan Raymond, a ½ undivided interest**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LOCATED in Davidson County, Tennessee, and being Lot No. 63, on the Plan of McCrory Trace Estates, of record in Book 6900, pages 720-723, as amended in Book 7825, page 429, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack D. Diehl, Jr. and wife, Joyce E. Diehl, ½ undivided interest, and John B. Raymond and wife, Lana L. Raymond, a ½ undivided interest, from Heather M. McVay, unmarried, by Warranty Deed dated May 22, 2015, filed of record on May 29, 2015, in Instrument No. 20150529-0049549, Register's Office for Davidson County, Tennessee.

The said Jack D. Diehl, Jr. and wife, Joyce E. Diehl conveyed their ½ undivided interest to Jack D. Diehl, Jr., a ¼ undivided interest, and Samuel Raymond and wife, Megan Raymond, a ¼ undivided interest, by Quitclaim Deed dated May 5, 2016, filed of record on May 10, 2016, in Instrument No. 20160510-0046176, Register's Office for Davidson County, Tennessee. Jack D. Diehl, Jr. further conveyed his remaining ¼ undivided interest to Samuel Raymond and wife, Megan Raymond, a ¼ undivided interest, by Quitclaim Deed dated May 10, 2023, filed of record on May 17, 2023, in Instrument No. 20230517-0036929, and as corrected by Scrivener's Affidavit filed of record on June 2, 2023, in Instrument No. 20230602-0041634, Register's Office for Davidson County, Tennessee.

Title currently vested in John B. Raymond and wife, Lana L. Raymond, a ½ undivided interest and Samuel Raymond and wife, Megan Raymond, a ½ undivided interest.

This is improved property commonly known as 704 Wabash Place, Nashville, TN 37221

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $-0-

Subscribed and sworn to before me this the 15th day of September, 2023.

Affiant

My commission expires: 3/1/25
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Y:wp/misc re client docs/Raymond.qc

Witness my hand this 13th day of September, 2023.

/John B. Raymond
John B. Raymond

Lana L. Raymond
Lana L. . Raymond

STATE OF MASSACHUSETTS
COUNTY OF ~~MASS~~ PLYMOUTH

On this 13th day of September, 2023, before me personally appeared John B. Raymond and wife, Lana L. Raymond, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand and official seal of office, this 13th day of September, 2023.

Notary Public
My Commission Expires:

Notary Public
Lisa S. Levy
Commonwealth of Massachusetts
My Commission Expires on Aug. 16, 2024

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/13/23 (date of document).

Affiant Signature

9/13/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13TH day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY