AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. RIN22020261

Karen Johnson Davidson County
Batch# 1064747 DEEDQC
10/25/2023 01:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231025-0083640

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 053-09-0B-126-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 20 day of October, 2023, by and between **Kenneth Rankins, a married man and Jareeta Rankins, an unmarried woman, who acquired title as his wife,** residing at 2180 Freeman Lane, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Kenneth Rankins, a married man,** residing at 2180 Freeman Lane, Nashville, TN 37115, 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:

Being Lot No. 173 on the Plan of Cumberland Station at Wilson Camp, Section Six, of record in Instrument 20041027-0129152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Property Address: 2180 Freeman Lane, Nashville, TN 37115

Being the same property as conveyed from Randall Philips Homes LLC to Kenneth Rankins and wife, Jareeta Rankins, dated May 27, 2005 and recorded on May 31, 2005 in Instrument No. 20050531-0060931, Davidson County records.

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.

~~Jareeta Rankins~~
Jareeta N. Williams Myers FKA Jareeta Rankins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ~~Jareeta Rankins~~, 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.

Jareeta N. Williams Myers FKA Jareeta Rankin

Witness my hand and seal, at office in Nashville, TN, this 23 day of October 2023.

Notary Public

My Commission expires: 03/03/2025

DENNIS L LEWIS, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

Kenneth Rankins

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Kenneth Rankins, 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 Smyrna, TN, this 20th day of October, 20 23.

Tanya Stafford
Notary Public

My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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.

Affiant

Print Name: Kenneth Rankins

STATE OF Tennessee
COUNTY OF Rutherford

Subscribed and sworn to before me this 20th day of October, 2023.

Notary Public
My Commission Expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Kenneth Rankins
2180 Freeman Lane
Nashville, TN 37115

Name and address of property owner:

Kenneth Rankins
2180 Freeman Lane
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 10/20/2023 (date of document).

Rebecca Horton
Affiant Signature

10/20/2023
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 20th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026