Karen Johnson Davidson County
Batch# 1067151 DEEDQC
11/01/2023 02:15:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231101-0085577

**This instrument prepared by:**
Law Office of Georgina K. Hughes
13103 Lebanon Road
Mt. Juliet, TN 37122

| **Address New Owner:** | **Send Tax Bills To:** |
|---|---|
| Ricky Arcie Raines Revocable Living Trust<br>Ricky A. Raines, Trustee<br>220 Kennett Road<br>Old Hickory, TN 37215 | Same<br><br>**Map/Parcel**<br>81-6-121 |

# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that:

**GRANTOR:** Ricky A. Raines, an individual, does hereby bargain, sell, release, remise, quit claim and convey unto:

**GRANTEE:** Ricky A. Raines, as Trustee under the provisions of the trust agreement dated November 1, 2023, and known as the Ricky Arcie Raines Revocable Living Trust, all right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, and being Lot No. 5 on the Plan of Cumberland Gardens, Section V, as recorded in Book 3300, page 37, Register's Office for said County.
>
> Said Lot No. 5 fronts 28 feet on the north side of Jenkins Court, as measured around a curve, and extends back 120.9 feet on the east line and 95.5 feet on the west line to the rear on which it measures 104.4 feet.
>
> Being the same property conveyed to Ricky A. Raines by Quitclaim Deed from Mindy W. Raines, dated May 21, 2010 and recorded on the 1st day of July, 2010 in instrument No. 20100701-0051755, in Register's Office of Davidson County, Tennessee.

***This* is improved property located at 2618 Jenkins Court, Nashville, TN 37218**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES**

**ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.**

**WITNESS** my hand this 1st day of November, 2023.

GEORGINA K. HUGHES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 12-01-2025

**Ricky A. Raines**

State of Tennessee
County of Wilson

On this, the ____ day of November 2023, before me personally appeared Ricky A. Raines, to me known to be the person described in and who executed the foregoing instrument; acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 1st day of November 2023.

**Notary Public**

## OATH OF CONSIDERATION

State of Tennessee
County of Wilson

The actual consideration or true value, whichever is greater for this transfer is $0.00.

GEORGINA K. HUGHES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 12-01-2025

**Ricky A. Raines**

Subscribed and sworn before me, this 1st day of November 2023.

**Notary Public**