Karen Johnson Davidson County
Batch# 1067151 DEEDQC
11/01/2023 02:15:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231101-0085578

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 Ricky A. Raines, Trustee 220 Kennett Road Old Hickory, TN 37215	Same **Map/Parcel** 60-8-65

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 Lots 27 and 28, Block "B" of Highland Park, of record in Book 974, page 33 of the Register's Office for said county, to which plat reference is hereby made for a more particular description.
>
> Said Lots front together 51.6 feet on the southerly side of Ben Allen Lane, or road, and run back between parallel lines 176 feet on the west line and 185 feet on the east line to a line at the rear of the lot which measures 50 feet, more or less thereon.
>
> Being the same property conveyed to Ricky A. Raines by Quitclaim Deed from Mindy W. Raines, dated September 13, and recorded on the 20th day of September 2010 in instrument No. 20100920-0074565, in Register's Office of Davidson County, Tennessee.

***This* is improved property located at 126 Ben Allen Road, Nashville, TN 37207**

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.

Ricky A. Raines

State of Tennessee
County of Wilson

On this, the 1st 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.

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

Georgina K Hughes
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.

Ricky A. Raines

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

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

Georgina K Hughes
Notary Public