This instrument prepared by:

Donna M. Tees
2021 Richard Jones Road, Suite 120
Nashville, TN 37215
Based on information supplied by the parties

Karen Johnson
Batch # 1081432
12/13/2023 11:31:10 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231213-0095967

QUIT CLAIM DEED

	Send Tax Bills To:	Map/Parcel:
Kimberly Ratcliffe 507 Plantation Court Nashville, TN 37221	Kimberly Ratcliffe 507 Plantation Court Nashville, TN 37221	142050A10400CO

For and in consideration of the sum of Ten and 00/100----($10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, JOHN G. RATCLIFFE, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto KIMBERLY RATCLIFFE, hereinafter referred to as Grantee, her successors, heirs and assigns all his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, if any, described as follows:

A Condominium Apartment in Davidson County, being Unit No. R-4, together with the Carport designated R4-C of River Plantation Condominium Apartments, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County.

Being the same property conveyed to John G. Ratcliffe and Susan K. Ratcliffe, husband and wife, as to a one-half interest, and Thomas Rhodes and Kimberly Ratcliffe, husband and wife, as to a one-half interest, as tenants in common with rights of survivorship, by Warranty Deed recorded September 16, 2016 from Wayne M. Kolopajlo, a married man, of record in Instrument No. 20160916-0097555, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 507 Plantation Court, Nashville, Tn 37221.

Witness my hands this 4 day of December, 2023.

John G. Ratcliffe
JOHN G. RATCLIFFE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

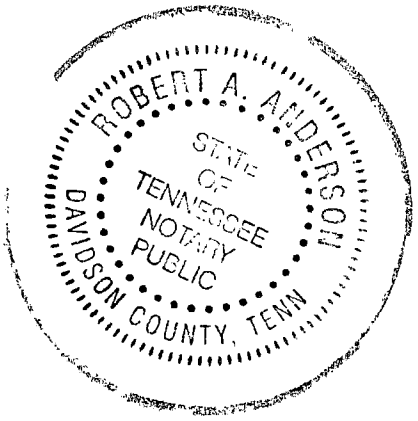
The actual consideration or value whichever is greater, for this transfer is $0 pursuant to T.C.A § 67-4-409 (a)(1)(C)(v).

John D. Ratcliffe
Affiant

Subscribed and sworn to before me, this the 4th day of December 2023.

Robert A. Anderson
NOTARY PUBLIC

My Commission Expires: 3/6/24



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Robert A Anderson a Notary Public in and for said County and State, the within named SUSAN K. RATCLIFFE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 2023.

Notary Public

My Commission Expires: 3/6/24

