Karen Johnson Davidson County
Batch# 1094103 DEEDQC
01/25/2024 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0005158

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Kim Rains
AFFIANT

Subscribed and sworn to before me on this day, January 25, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

New Owner Address:
Rains Family Trust
505 Titan Court
Antioch, TN 37013

Send Tax Bills To:
Same

Map-Parcel Number:
135-14-0-C-043.00

QUITCLAIM DEED

Kim Rains (f/k/a Kim Stafford) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Rains Family Trust,** dated January 25, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **David Wayne Rains**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 25, 2024**.

David Wayne Rains

Kim Rains (f/k/a Kim Stafford)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David Wayne Rains and Kim Rains (f/k/a Kim Stafford)**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 25, 2024.

Notary Public

My Commission Expires: _____

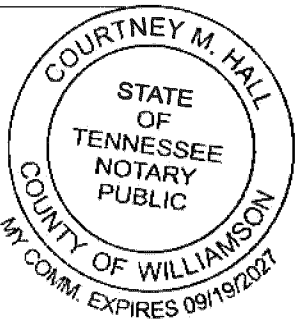


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Ransom Village, a Planned Unit Development, of record in Book 7900, Page 833 and 834, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kim Stafford, married, from Yazdian Construction, Inc., a Tennessee Corporation, by deed of record in Instrument No. 20011221-0141418, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 505 Titan Court, Antioch, TN 37013.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 January 25, 2024.

Affiant Signature

1-25-24

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 25, 2024.

Courtney M. Hall

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027