Karen Johnson Davidson County
Batch# 1109054 DEEDQC
03/08/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016385

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WG-QCD-24-5136

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry MacDonald and Emily MacDonald, husband and wife	**Same as new owner**	
(NAME) **5136 Raywood Lane,**	(NAME)	**16104016900 and 16104017000**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY MACDONALD AND EMILY MACDONALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BARRY MACDONALD AND EMILY MACDONALD, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Goodrich Heights of record in Plat Book 2663, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Beginning at a point in the southerly margin of Lot No. 28, on the Plan of Goodrich Heights Subdivision, of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee, and said point is the southeast corner of Lot No. 28, thence along the easterly line of Lot No. 28, North 26 degrees 31' East, 138.8 feet to an iron pin and said iron pin is located at the northeast corner of Lot 28, thence South 3 degrees 15' West, 125.7 feet to an iron pin; thence North 88 degrees 41' West, 54.8 feet to the point of beginning.

Being the same property conveyed to Barry MacDonald and Emily MacDonald, husband and wife by deed from Angela Denell Majors of record in Instrument No. 20181015-0102041, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5136 Raywood Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 8 day of March, 2024.

Barry MacDonald

Emily MacDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th day of March 2024

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th day of March, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 3/8/2024 (date of document).

Affiant Signature

Date 3/8/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 8 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027