Karen Johnson Davidson County Batch # 1110448 DEEDQC 03/13/2024 08:12:39 AM 5 pgs Fees: $27.00 Taxes: $0.00 20240313-0017270	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-10.00- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January 2024 Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW
161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Y. Ransford and James K. Ransford, husband and wife	**SAME**	**12700028200**
8029 Quail Creek Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Natalie Y. Ransford, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Natalie Y. Ransford and James K. Ransford, husband and wife, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as a married couple as a tenancy by the entireties, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

TRACT 1:
A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 PM TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF QUAIL CREEK COURT AT THE COMMON CORNER OF LOTS 8 AND 9 AT THE END OF CUL-DE-SAC OF SAID QUAIL CREEK COURT; THENCE,

1. WITH THE RETURN CURVE OF CUL-DE-SAC WITH A CURVE TO THE RIGHT (RADIUS 100.0 FEET) SOUTHEASTWARDLY A DISTANCE OF 90.94 FEET TO A POINT AT THE COMMON CORNER OF TRACTS 1 AND 2; THENCE,

2. WITH COMMON LINE BETWEEN TRACTS 1 AND 2 AND WITH THE CENTER OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASMENT WITH A CURVE TO THE RIGHT (RADIUS 125.00 FEET) SOUTHWESTWARDLY A DISTANCE OF 160.76 FEET TO A POINT AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 09 MINUTES 25 SECONDS WEST, 149.906 FEET; THENCE,

3. CONTINUING WITH THE COMMON LINE OF TRACTS 1 AND 2, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET TO THE BEGINNING OF A CURVE; THENCE,

4. WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTWARDLY A DISTANCE OF 118.16 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 43 MINUTES 30 SECONDS WEST, 117.257 FEET; THENCE,

5. NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET TO THE BEGINNING OF A CURVE; THENCE,
6. WITH SAID CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTWARDLY A DISTANCE OF 79.73 FEET AN D HAVING A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 43 MINUTES 30 SECONDS EAST, 77.732 FEET; THENCE,

7. WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 22 MINUTES 30 SECONDS WEST, 53.160 FEET; THENCE,

8. CONTINUING WITH THE COMMON LINE OF TRACTS 1 AND 2 AND THE CENTER OF 50-FOOT COMMON ACCESS, UTILITIES EASEMENT, NORTH 44 DEGREES 45 MINUTES WEST, PASSING THE COMMON CORNER OF TRACTS 2 AND 3 AT 370.00 FEET, A TOTAL OF 836.78 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 OWNED BY BARNNIE BOONE BY DEED BOOK 8017, PAGE 196, R.O.D.C., TENNESSEE; THENCE,

9. WITH THE EASTERLY LINE OF PARCEL 267, NORTH 37 DEGREES 54 MINUTES EAST, 41.82 FEET; THENCE,

10. NORTH 11 DEGREES 50 MINUTES EAST, 160.00 FEET TO A COMMON CORNER OF LOTS 8 AND 9, QUAIL CREEK ESTATES; THENCE,

11. WITH THE COMMON LINE BETWEEN LOTS 8 AND 9, SOUTH 78 DEGREES 10 MINUTES EAST, 173.26 FEET; THENCE,

12. SOUTH 42 DEGREES 10 MINUTES EAST, 1063.62 FEET; THENCE,

13. SOUTH 52 DEGREES 48 MINUTES EAST, 388.00 FEET; THENCE 14. NORTH 67 DEGREES 42 MINUTES 30 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 314,406 SQUARE FEET OR 7.218 ACRES.

TRACT NO. 1 SUBJECT TO AND HAS BENEFIT OF 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT ALONG THE SOUTH LINE BETWEEN TRACTS 1, 2, AND 3, BEING 25 FEET ON EACH SIDE OF COMMON PROPERTY LINE.

TRACT 3:
A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLTAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 ON TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE COMMON CORNER OF TRACTS 1 AND 2 IN THE CENTER OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT; THENCE,

1. WITH THE COMMON LINE BETWEEN TRACTS 2 AND 3, SOUTH 31 DEGREES 12 MINUTES 43 SECONDS WEST, 487.84 FEET TO A POINT IN THE NORTHERLY LINE OF TRACT NO 4; THENCE,

2. WITH THE COMMON LINE BETWEEN TRACTS 3 AND 4, NORTH 46 DEGREES 11 MINUTES 19 SECONDS WEST, 575.00 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL 267, TAX MAP 127; THENCE,

3. WITH THE EAST LINE OF PARCEL 267, NORTH 56 DEGREES 45 MINUTES EAST, 161.50 FEET; THENCE,

4. CONTINUING WITH THE EAST LINE OF PARCEL 267, NORTH 37 DEGREES 54 MINUTES EAST, 332.18 FEET TO THE COMMON CORNER OF TRACTS 1 AND 3; THENCE,

5. WITH THE COMMON LINE BETWEEN TRACTS 1 AND 3, SOUTH 44 DEGREES 45 MINUTES EAST, 466.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 242,036 SQUARE FEET OR 5.556 ACRES.

TRACT NO. 3 IS SUBJECT TO AND IN BENEFIT OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF TRACTS 1 AND 2 ON THE SOUTH RIGHT-OF-WAY LINE OF QUAIL CREEK COURT; THENCE, WITH THE COMMON LINE BETWEEN TRACTS 1 AND 2 WITH A CURVE TO THE RIGHT (RADIUS 125.00 FEET) SOUTHWESTERLY A DISTANCE OF 160.76 FEET; THENCE, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTERLY A DISTANCE OF 118.16 FEET; THENCE, NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTERLY A DISTANCE OF 79.73 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET; THENCE, NORTH 44 DEGREES 435 MINUTES WEST, 836.78 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 62.73 FEET) SOUTHWESTERLY A DISTANCE OF 126.18 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 164.85 FEET) SOUTHWESTERLY A DISTANCE OF 115.09 FEET; THENCE, SOUTH 60 DEGREES 00 MINUTES WEST, 295.00 FEET TO A POINT IN THE COMMON LINE BETWEEN TRACTS 3 AND 4 AND BEING SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, 26.03 FEET FROM THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 AS MEASURED ALONG THE COMMON LINE BETWEEN TRACTS 3 AND 4.

TRACT 4:

A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 ON TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C. TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT NO. 12 QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE, ALSO BEING A COMMON CORNER OF TRACTS 2 AND 4; THENCE,

1. WITH THE WEST LINE OF LOT NO. 12, SOUTH 51 DEGREES 21 MINUTES 19 SECONDS WEST, 250.00 FEET TO A POINT IN THE NORTH LINE OF PARCEL 17, TAX MAP 127; THENCE,

2. WITH THE NORTH LINE OF PARCEL 17, NORTH 47 DEGREES 58 MINUTES WEST, 190.90 FEET; THENCE,

3.WITH THE WEST LINE OF PARCEL 17, SOUTH 55 DEGREES 19 MINUTES WEST, 61.50 FEET TO A POINT IN THE NORTH LINE OF PARCEL 266, TAX MAP 127; THENCE,

4. WITH THE NORTH LINE OF PARCEL 266, NORTH 38 DEGREES 14 MINUTES WEST, 404.20 FEET; THENCE,

5. NORTH 33 DEGREES 05 MINUTES WEST, 189.10 FEET; THENCE,

6. NORTH 36 DEGREES 05 MINUTES WEST, 115.60 FEET TO A 36-INCH BLACK OAK, CORNER OF PARCEL 267, TAX MAP 127; THENCE,

7. WITH THE EAST LINE OF PARCEL 267, NORTH 56 DEGREES 45 MINUTES EAST, 200.00 FEET TO A POINT AT THE COMMON CORNER OF TRACTS 3 AND 4; THENCE,

8. WITH COMMON LINE BETWEEN TRACTS 3 AND 4, SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, PASSING THE COMMON CORNER OF TRACTS 2 AND 3 AT 575.00 FEET, A TOTAL OF 889.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,471 SQUARE FEET OR 5.337 ACRES.

TRACT NO. 4 IS SUBJECT TO AND IN BENEFIT OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF TRACTS 1 AND 2 ON THE SOUTH RIGHT-OF-WAY LINE OF QUAIL CREEK COURT; THENCE WITH THE COMMON LINE BETWEEN TRACTS 1 AND 2 WITH A CURVE TO RIGHT (RADIUS 125.00 FEET) SOUTHWESTERLY A DISTANCE OF 160.76 FEET; THENCE, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTERLY A DISTANCE OF 118.16 FEET; THENCE, NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTERLY A DISTANCE OF 79.73 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET; THENCE, NORTH 44 DEGREES 435 MINUTES WEST, 836.78 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 62.73 FEET) SOUTHWESTERLY A DISTANCE OF 126.18 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 164.85 FEET) SOUTHWESTERLY A DISTANCE OF 115.09 FEET; THENCE, SOUTH 60 DEGREES 00 MINUTES WEST, 295.00 FEET TO A POINT IN THE COMMON LINE BETWEEN TRACTS 3 AND 4 AND BEING SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, 26.03 FEET FROM THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 AS MEASURED ALONG THE COMMON LINE BETWEEN TRACTS 3 AND 4.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE THELMA KEPHART BY WARRANTY DEED FROM GEORGE M. MILLER, EXECUTOR & TESTAMENTARY TRUSTEE IF THE ESTATE OF JEANETTE F CARLSON, DECEASED OF RECORD IN BOOK 8847, PAGE 643 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 6, 1993 AND RECORDED ON JANUARY 25, 1993 (VALUE OR CONSIDERATION AS SHOWN IN AFORMEMENTIONED DEED $35,500.00) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TN 37221.

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD IN BOOK 10152, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATE AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TENNESSEE 37221. (AS TO TRACT 3)

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD BOOK 10152, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996, (VALUE OR CONSIDERATION SHOWN IN AFORMENTIONED DEED $0.00) BEING ALSON KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE,

TENNESSEE 37221. (AS TO TRACT 4)

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD BOOK 10152, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996, (VALUE OR CONSIDERATION SHOWN IN AFORMENTIONED DEED $0.00) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TENNESSEE 37221. (AS TO TRACT 1)

THE SAID THELMA KEPHART HAVING SINCE DIED INTESTATE ON SEPTEMBER 4TH, 2005, LEAVING THE SAID BOBBY KEPHART AS SURVIVING TENANT BY THE ENTIRETY.

THE SAID BOBBY KEPHART HAVING SINCE DIED INTESTATE ON JUNE 30TH, 2019, LEAVING SAID PROPERTIES TO CHILDREN, NATLIE Y. RANSFORD, JENNIFER N. SELLERS, AND DANIEL L. KEPHART AS HIS HEIRS AT LAW PER AFFIDAVIT OF HEIRSHIP OF RECORD IN INTRUMENT NUMBER 202000409-0037782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS NEVER THE MARTIAL NOR PRIMARY RESIDENCE OF JENNIFER N. SELLERS.

Being the same property conveyed to Natalie Y. Ransford, Married, by Quitclaim Deed from Jennifer N. Sellers, Married and Daniel L. Kephart, Single dated July 9, 2020 and recorded on August 3, 2020, of record in Instrument No. 20200803-0085502, Register's Office of Davidson County, Tennessee.

The purpose of this transaction is to create a Tenancy by the Entireties between the Grantor and Grantee.

Unimproved ( )
This is improved (X) property, known as: **8029 Quail Creek Road, Nashville, TN 37221.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of February, 2024.

NATALIE Y. RANSFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **NATALIE Y. RANSFORD** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness ~~my hand~~ and official seal at office this 29th day of February, 2024.

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026