QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1133171 DEEDQC
05/09/2024 12:28:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20240509-0034278

LB-QCD-24-3922

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 7th DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Thomas N. Ray and April McClain	**New Owner**	
(NAME)	(NAME)	**058 15 0 051.00**
3922 Kings Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THOMAS N. RAY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THOMAS N. RAY, AN UNMARRIED MAN, AND APRIL MCCLAIN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Kings Lane common front corners of Lots 12 and 13; thence with the line between said Lots northwardly 292.0 feet to a point; thence North 80° 20' East 155.0 feet to a monument in the westerly margin of an unnamed road; thence with a margin of same southwardly 267.0 feet to a monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve southeastwardly 39.27 feet to a monument in the northerly margin of Kings Lane; thence with said margin of said lane westwardly 130.0 feet to the point of beginning.

Being the same property conveyed to Thomas N. Ray and wife, Vivian E. Ray, by Warranty Deed from Hillsboro Homes, Inc. of record in Book 4346, Page 829, Register's Office for Davidson County, Tennessee.
The said Vivian E. Ray having since died on November 30th, 2019, leaving Thomas N. Ray as the sole surviving tenant.

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: **3922 Kings Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 7th day of May, 2024.

Thomas N. Ray

Thomas N. Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS N. RAY, 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 7th day of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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