Karen Johnson Davidson County
Batch# 1137454 DEEDQC
05/21/2024 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240521-0037604

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF May, 2024.

(Affix Seal) Notary Public

My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID:
Daniel Kiranos	SAME	029.00-0-170.00
5755 Clarksville Pike		
Joelton, TN 37080		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Wesley E. Rigsby and wife Kathy L. Rigsby** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **Daniel Kiranos** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See attached EXHIBIT A-Legal Description

This is ( ) improved property known as:
(X) unimproved property known as: **5751 Clarksville Pike, Joelton, TN 37080**

Witness my hand this 8th day of May, 2024:

Wesley E. Rigsby

Kathy L. Rigsby

STATE OF **TN**

COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Wesley E. Rigsby and wife Kathy L. Rigsby,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 8th day of May, 2024.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

EXHIBIT A-Legal Description

A certain tract or parcel of land in the new 14th Civil District of said County, as follows:

Situated on the Dry Fork public road near the village of Morny. Beginning at a stake in the south margin of said Dry Fork road 563 feet from the intersection of Dry Fork road and Marrowbone road and with said margin S 60 deg. E 150 feet to a stake; thence S 30 deg. W 175 feet to a stake; thence N 60 deg. W 150 feet to a stake; thence N 175 feet to the beginning, containing 6/10 acres, more or less.

Being the same property conveyed to Wesley E. Rigsby and wife Kathy L. Rigsby by Deed of record in Inst # 20070206-0015428, recorded on 2/6/2007, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Unreadable, 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 5/08/2024 (date of document).

Affiant Signature

5/20/2024
Date

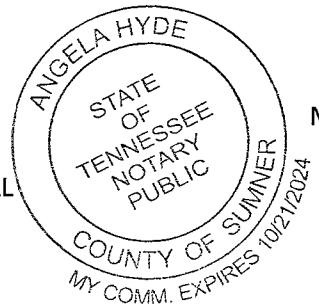
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of May, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 10/21/24