Karen Johnson
Batch # 1141203
05/31/2024 11:41:56 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240531-0040499

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number
David E. Rawlings, Trustee David & Jennifer Rawlings Living Trust Dated August 8, 2022 6103 Hickory Valley Road Nashville, TN 37205	New Owner	103-13-0-054.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

DAVID E. RAWLINGS and wife, JENNIFER N. RAWLINGS

by these presents do hereby quitclaim unto

DAVID E. RAWLINGS, as Trustee of the DAVID & JENNIFER RAWLINGS LIVING TRUST Dated August 8, 2022,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of their interest in and to a certain tracts or parcel of land located in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the property.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever 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 31ST day of May 2024.

DAVID E. RAWLINGS

JENNIFER N. RAWLINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DAVID E. RAWLINGS, 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 executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of May 2024.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JENNIFER N. RAWLINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 31st day of May 2024.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

Exhibit "A"
(to Quitclaim Deed)

Legal Description

Land in Davidson County, Tennessee, being the southerly 205 feet front and southerly 206 feet rear of Lot No. 119 on the Plan of Hillwood Estates, Section 7, of record in Book 2133, Page 90, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 119 fronts 205 feet on the easterly side of West Hillwood Drive and extends back 200 feet, more or less, on the northerly line and 285.4 feet on the southerly line to a dead line, measuring 206 feet thereon.

Being the same property conveyed to DAVID E. RAWLINGS et ux, JENNIFER N. RAWLINGS, tenants by the entirety with rights of survivorship, by Deed from DAVID E. RAWLINGS, dated October 30, 1984, of record in Book 6415, Page 474, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 6103 Hickory Valley Road, Nashville, Tennessee 37205.