Karen Johnson Davidson County
Batch# 1157528 DEEDQC
07/12/2024 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240712-0052687

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 11 DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-PA-0330-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R. M. Partin Investments, LLC	**Same as New Owner**	
(NAME)	(NAME)	**147 05 0 044.00**
2591 Hyde Manor Dr. NW		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30327		
(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, **RANSE M. PARTIN, A MARRIED PERSON,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **R. M. PARTIN INVESTMENTS, LLC, A GEORGIA LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all 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. 542 on the Plan of SECTION EIGHT, CALDWELL HALL, as of record in Plat Book 3106, Page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ranse M. Partin, a married person, by Warranty Deed from William Joseph Reilly, of record in Instrument No. 202407120052685, in the Register's Office for Davidson County, Tennessee.

Grantor does hereby affirm that said property has never been a primary marital residence.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 330 Wauford Drive, Nashville, TN 37211.

Witness my/our hand(s) this the 11th day of July, 2024

Ranse M. Partin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of July, 2024, before me personally appeared Ranse M. Partin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
R. M. Partin Investments, LLC
4200 Northside Pkwy, NW
Building One, Suite 200
Atlanta, GA 30327

True Copy Certification

I, **Pam Autry,** 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 this the 11 day of July, 2024.

Affiant Signature

Date 7/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

