Karen Johnson
Batch # 1173582
08/23/2024 03:42:14 PM
Fees: $57.00 Taxes: $0.00
Davidson County
DEEDQC
11 pgs
20240823-0065050

After Recording Return to:
RITA CARNEY TINNIN
104 ROLLING FORREST CT.
WHITE HOUSE, TN. 37188
[Insert name/address of party to whom the original deed should be mailed after it is recorded]

All Future Tax Notices/Bills to:
104 ROLLING FORREST CT.
WHITE HOUSE, TN. 37188
[INSERT GRANTEE ADDRESS]

TENNESSEE QUITCLAIM DEED

DAVIDSON [COUNTY] County
State of Tennessee

Grantor: NORMA JEAN CARNEY ARRINGTON [NAME OF GRANTOR(S)]
Grantee: RITA CARNEY TINNIN [NAME OF GRANTEE(S)]

Legal Description: **Attached as Exhibit A**

[ATTACH LEGAL DESCRIPTION USUALLY OBTAINED FROM A TITLE REPORT, SOMETIMES FROM TAX RECORDS]

Map/Parcel Number/Tax ID: Acct# 069040005500 Bill# 2022-733066
Homestead: _____[INDICATE YES OR NO]

THE GRANTOR(S), NORMA JEAN CARNEY ARRINGTON, unmarried

valuable consideration of $ 100 for and in

GRANTEE(S), Rita Carney Tinnin hereby conveys and quitclaims to the

the above-described real property, situated in the County of [COUNTY], State of Tennessee.

Subject to [covenants, conditions, restrictions, and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.]

Commonly known as: 3917 MEADOW RD. [STREET ADDRESS OF PARCEL]

It being the same property that became vested in Grantor by deed on _____ [INSERT DATE OF LAST CONVEYANCE] and reflected in State records at _____ [INSERT RECORD DATA].

DATED this 23 [DAY] day of AUGUST [MONTH], 2024 [YEAR].

(SIGNATURE LINE FOR EACH GRANTOR—BOTH SPOUSES IF HOMESTEAD)

X Norma Jean Carney Arrington
GRANTOR

Norma Jean Carney ARRINGTON
3718 WEST HAMILTON RD.
Nashville. TN. 37218
[INSERT NAME AND ADDRESS FOR EACH GRANTOR]

[PLEASE NOTE: IT IS NECESSARY TO HAVE 2 WITNESS ATTESTATIONS]

WITNESS ATTESTATION

I certify that I witnessed the signature(s) of Norma Jean Carney arrington, the Grantor(s).

Alexis Mabry Alexis Mabry
2920 Hwy 31 W White House, TN 37188

_____
Name and Address of Witness

WITNESS ATTESTATION

I certify that I witnessed the signature(s) of Norma Jean Carney Arrington the Grantor(s).

Casandra Draper
Casandra Draper
2920 Hwy 31 W White House, TN 37188
Name and Address of Witness

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Sumner [COUNTY]

I certify that I know or have satisfactory evidence that Norma Jean Carney Arrington [NAME OF GRANTOR] is the person who appeared before me, and said person acknowledged that s/he signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument and that consideration as described herein had passed.

DATED this 23rd [DAY] day of August [MONTH], 2024 [YEAR].

_____

Amanda Thomas (PRINT NAME)

AMANDA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-21-2026
SUMNER COUNTY

NOTARY PUBLIC in and for the State of Tennessee residing at:

2920 Hwy 31 W
White House, TN 37188

My commission expires: 7/21/26

FOR AGENT OF GRANTOR:
STATE OF TENNESSEE
COUNTY OF _____ [COUNTY]

I certify that I know or have satisfactory evidence that _____ [NAME OF INDIVIDUAL WHO SIGNED THE DEED] is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute this instrument, and acknowledged it as the _____ [TYPE OF AUTHORITY/POSITION (ie officer, managing member, trustee, etc.)] of _____ [NAME OF GRANTOR ON BEHALF OF WHOM THE PERSON SIGNED] to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument and that consideration as described herein had passed.
DATED this _____ [DAY] day of _____ [MONTH], _____ [YEAR].

_____ (PRINT NAME)

NOTARY PUBLIC in and for the State of Tennessee residing at:

_____

_____

_____

My commission expires: _____

[INSERT FOLLOWING AS NECESSARY]
Grantee, by signing the acceptance below, evidence their intention to acquire the property (INSERT ONE OF FOLLOWING: (i) as joint tenants with right of survivorship or (ii) as tenants in ~~common~~)

X Rita Carney Tinnin
GRANTEE
RITA CARNEY TINNIN
[PRINT NAME]
104 ROLLING FORREST CT.
WHITE HOUSE, TN. 37188
[INSERT ADDRESS]

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Sumner [COUNTY]
I certify that I know or have satisfactory evidence that Rita Carney Tinnin [NAME OF GRANTEE] is the person who appeared before me, and said person acknowledged that s/he signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument
DATED this 23rd [DAY] day of August [MONTH], 2024 [YEAR].

Amanda Thomas (PRINT NAME)

NOTARY PUBLIC in and for the State of Tennessee residing at:

2920 Hwy 31W
White House, TN 37188

AMANDA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-21-2026
SUMMER COUNTY

_____

My commission expires: 7/21/26

Prepared by:

RITA TINNIN

104 ROLLING FORREST CT.

WHITE HOUSE, TN. 37188

[INSERT NAME AND ADDRESS OF PREPARER]

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Norma Jean Carney Arrington
Affiant

Subscribed and sworn before me, this 23rd day of August, 2023

Notary

AMANDA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-21-2026
SUMMER COUNTY

Exhibit A.

5752

IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

NORMA JEAN CARNEY ARRINGTON BAGGETT,	]	BOOK 5508 PAGE 52
Plaintiff	]	
VS.	]	No. 90876
ARTHUR BRUCE BAGGETT,	]	
Defendant.	]	

11/02 15.00- CASH

FINAL DECREE

This cause came on to be heard on the 9th day of June, 1978, before the Honorable Benson Trimble, Judge, upon Complaint for Absolute Divorce, personal service of process, failure of the defendant to appear, filing of a Property Settlement Agreement signed by both parties, testimony of the Plaintiff, statement of her counsel and the entire record in this cause, from all of which the Court is of the opinion that irreconcilable differences have arisen between the parties which render further cohabitation improper and impracticable; further, that the terms of the Property Settlement Agreement set forth hereinafter should be and hereby are approved by the Court; further, that plaintiff be restored to her name of Norma Jean Carney Arrington; and further, that plaintiff pay the costs of this cause, for which execution may issue, if necessary.

It is, therefore, ORDERED AND ADJUDGED by the Court that the plaintiff be granted an Absolute Divorce and restored to all the rights and privileges of an unmarried person.

It is, therefore, ORDERED AND ADJUDGED by the Court that the following Property Settlement Agreement be approved:

PROPERTY SETTLEMENT AGREEMENT

This agreement is made and entered into at Nashville, Tennessee, on this 22nd day of February, 1978, by and between NORMA JEAN CARNEY ARRINGTON BAGGETT, hereinafter referred to as "wife" and ARTHUR BRUCE BAGGETT, hereinafter referred to as "husband".

Whereas the parties are man and wife, and no children have been born to this marriage, and that as a consequence of certain irreconcilable differences that have arisen between the parties, the wife has filed a petition for absolute divorce and whereas the parties are desirous of settling their property rights subject to the approval of the court;

Therefore, for and in consideration of the mutual promises and agreements contained herein, the parties hereto agree, covenant and bind themselves as follows:

1. Wife is to receive full right, title and interest in and to the real property located at 3917 Meadow Road and 3909 Meadow Road, Nashville, Davidson County, Tennessee. Husband acknowledges that he is hereby divested of any right, title, claim or interest in or to said property and agrees to sign any and all documents necessary to effect the transfer of the same.

2. Husband is to receive the following motor vehicles.

a) 1966 Dodge 4-door station wagon,

b) 1975 Dodge 4-door station wagon, and

c) 1973 Ford Truck.

Wife hereby is divested of any claim or interest in the same, and agrees to sign any documentation necessary to effect said provision.

3. Wife is to receive a 16-foot van body used for storage at her property.

4. Should the property matters in this divorce action be resolved by means of this written property settlement agreement, wife agrees to pay the attorney's fees and costs of litigation involved in this case.

5. Each party is to receive his or her own personal effects and clothing. In the case of husband, this is to include his tools and musical instruments.

6. Husband agrees to keep in full force and effect life insurance policy #N-625408M, with Life & Casualty Insurance Company, issued September 28, 1974, until the decree in this case has become final. At that time, wife waives any right, title,

claim or interest in or to said policy.

7. Each party is to maintain his or her own medical insurance coverage.

8. Husband understands that wife will request of the court that she be restored to the name of Norma Jean Carney Arrington, and acknowledges that he has no grounds to resist such change.

9. Each party agrees to be responsible for his or her own credit obligations.

Both parties understand that this agreement is subject to the approval of the Court in the event of divorces granted to either party. However, in the event that a divorce is not granted to either party or the parties reconcile, this agreement shall be of no force and effect. If approved by the Court, the said agreement is a full, final and complete settlement of the property rights as between the parties and the same is entered into without any collusion between the parties, but solely of their own free will and accord.

DATED: March 3, 1978

/s/ Norma Jean Carney Arrington Baggett
NORMA JEAN CARNEY ARRINGTON BAGGETT

WITNESS: /s/ Pansy Pemberton

DATED: February 22, 1978

/s/ Arthur Bruce Baggett
ARTHUR BRUCE BAGGETT

WITNESS: /s/ J. David Abernathy, Jr.

It is, further, ORDERED AND ADJUDGED by the Court that the following property descriptions legally describe the real property listed in the Property Settlement Agreement:

BOOK 5508 PAGE 55

map 69-4 PAR 55

a) Land in the 13th, formerly 23rd. Civil District of Davidson County, Tennessee, being part of Tract No. 2 on the Map of Fairview Subdivision, as of record in Book 974, page 41, Register's Office for said County, and being known as the north one-half of Lot No.7 of Block "EE" and part of the roadway in front of said lot on the revised map of Fairview Subdivision, of record in Book 1130, page 54, of said Register's Office, and described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning at a point in the center line of Meadow Road 175 feet south of the southerly margin of Fairview Drive; thence with the center of said road, southerly 100 feet to a point; thence westerly at right angles 25 feet to the line of Lot No. 7, and continuing westerly, parallel to the line between Lots 6 & 7, 575 feet, being in all, 600 feet, to a point; thence northwardly, parallel with the center line of Meadow Road, 100 feet to a point which is 175 feet south of the southerly margin of Fairview Drive; thence eastwardly 600 feet to the beginning.

Being the same property conveyed to Robert L. Crick by deed from B. U. Binnion and wife, of record in Book 2103, page 399, said Register's Office.

MAP 69-4 PAR 58

b) Being Lot No. 5 Block EE, on the Revised Map of Fairview Subdivision as of record in Book 1130, page 54, Register's Office for said County. Said Lot fronts 75 feet on the westerly side of Meadow Road and runs back between parallel lines, 375 feet to the east line of Lot No. 19. Being the same property conveyed to Leon C. Carney and wife, Sylvia L. Carney by deed from Angie Mary Petty, of record in Book 4043, page 328, Register's Office for Davidson County, Tennessee.

It is therefore, ORDERED AND ADJUDGED that the plaintiff be restored to the name of Norma Jean Carney Arrington.

It is further, ORDERED AND ADJUDGED that the plaintiff will pay the costs of this cause.

DATED: 6-14-78

JUDGE

APPROVED FOR ENTRY:

BARRETT, LENAHAN, KNIPPEN & RAY, P.C.

BY: Jude T. Lenahan

Jude T. Lenahan
Attorney for the Plaintiff

BOOK 5508 PAGE 56

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Final Decree has been mailed to Mr. Arthur Bruce Baggett, Cartel Courts, Clarksville Highway, Nashville, Tennessee this 13th day of Junek 1978.

Jude T. Lenahan

JUDE T. LENAHAN

F 55453

IDENTIF. REFERENCE

FELIX Z. HALSON II REGISTER
DAVIDSON COUNTY, TENN.
Oct 2 11 02 AM '78

Docket No. 90876 Minute Book 108C Page 1651

STATE OF TENNESSEE

I, GEORGE L. ROOKER, *Clerk of the Circuit Court for the County of Davidson, in the State aforesaid, do certify that the foregoing is a* True Copy ~~correct transcript~~ *of the record and proceedings had in said Court in the case heretofore prosecuted and determined therein, between* Norma Jean Carney Arrington Baggett *Plaintiff, and* Arthur Bruce Baggett *Defendant, as same remain of record in said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 2nd *day of* October *in the year one thousand nine hundred and* Seventy-Nine *and in the* 204th *year of American Independence.*

GEORGE L. ROOKER, *Clerk.*

By Virginia Hutchison, D. C.

Form #GR-117