Karen Johnson
Batch # 1177481
09/04/2024 08:56:34 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240904-0067907

After recording, return document
and send future tax statements to:

GARY & RHONDA RAGER
231 HARBOR VILLAGE DR
MADISON, TN 37115

This instrument prepared by:

GARY W. RAGER
231 HARBOR VILLAGE DR
MADISON, TN 37115

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 30th day of August , 2024 between the grantor,

GARY W. RAGER, A MARRIED PERSON
231 HARBOR VILLAGE DR
MADISON, TN 37115
DAVIDSON COUNTY

and the grantee,

RHONDA F. RAGER, A MARRIED PERSON
231 HARBOR VILLAGE DR
MADISON, TN 37115
DAVIDSON COUNTY

WITNESSETH, that in consideration of the sum of ONE DOLLAR

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of DAVIDSON , in the State of Tennessee, to wit:

GARY RAGER AND RHONDA RAGER, A MARRIED COUPLE, AS TENANTS BY ENTIRETY

Parcel ID: 034 07 0A 055.00
Commonly known as: UNIT 37 HARBOR VILLAGE PH 4 REV 1 - RESIDENTIAL CONDO
Source of title:
INSTRUMENT NO. 200307230102986
SEE ATTACHED

THIS CONVEYANCE is made subject to:
NONE

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

X Signature: Gary Rager
Print name: GARY RAGER
Capacity: GRANTOR

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF TN
COUNTY OF Davidson

On this 30th day of June, 2024, before me personally appeared Gary Rager,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as A free act and deed.

Signature: _____
Print name: Jennifer Brock
Title: Notary
My commission expires: 6/7/2025

JENNIFER BROCK NOTARY PUBLIC STATE OF TENNESSEE SUMMER COUNTY

OATH OF CONSIDERATION

STATE OF TN -
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

X Gary Rager
Signature
Gary W. Rager
Print name

SUBSCRIBED AND SWORN TO before me this 30th day of May, 2024.

Signature: Jennifer Brock
Print name: Jennifer Brock
Title: Notary
My commission expires: 6/7/2025

JENNIFER BROCK NOTARY PUBLIC STATE OF TENNESSEE SUMMER COUNTY

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE 111
GOODLETTSVILLE, TN 37072

20B

ADDRESS NEW OWNER and
SEND TAX BILLS: **
GARY W. RAGER
231 Harbor Village Drive
Madison, Tennessee 37115
**CAPITAL BANK & TRUST CO.
1808 West End Ave., Ste. 600
Nashville, TN 37203

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
34 - 7A - 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED DOLLARS ($159,900.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HEATHER N. STARK (fka HEATHER N. ENGLAND) and husband, MACCIE STARK, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to GARY W. RAGER, married, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being Lot No. 37 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal regime with private elements, Harbor Village Drive, as of record in Instrument No. 200307230102986, which revives and amends in Instrument No. 200306110080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heather N. England by deed dated December 30, 2003 and recorded January 5, 2004 of record in Instrument No. 20040105-0001518, Register's Office for Davidson County, Tennessee. Heather N. England and Heather N. Stark being one and the same person.

Maccie Stark, husband of Heather N. Stark, joins in this conveyance for the purpose of conveying all his marital right, title and interest, including but not limited to, homestead and right to take elective share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 231 Harbor Village Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenants with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 05/31/07 09:23 2 pgs
Fees:13.00 Taxes:591.63
[redacted]
20070531-0064433