QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Camille Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 20 24

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-ATO-24-310

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gay Lynn Ryman	**Same as New Owner**	
(NAME)	(NAME)	**043-07-0-024.00**
310 McArthur Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **LARRY DALE RYMAN, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GAY LYNN RYMAN, A MARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and 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, TN, being Lot No. 131 or Tract 13 of Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, TN, being described according to a survey of Harvey Gee, August 5, 1940, as follows: Beginning at a point 355.3 feet from a monument at comer of McArthur Drive and Roosevelt Avenue on the Westerly margin of McArthur Drive, said point being the common comers of Lots 130 and 131; thence Westwardly 150 feet between the common lines of Lots 130 and 131 to a point, said point being the common corner of Lots 130, 131, 151 and 152; thence Northerly 50 feet between the common lines of Lots 131 and 151 to a point, said point being the common corner of Lots 131, 132, 151 and 150; thence Easterly 150 feet between the common line of Lots 131 and 132, to a point in the Westwardly margin of McArthur Drive; thence Southwardly along said margin 50 feet to the point of beginning.

Being the same property conveyed to Dorothy June Ryman, unmarried by Warranty Deed from Dillard E. Hunter, unmarried and Sheron Lee Hunter, unmarried of record in Instrument No. 200404150042415 Register's Office for Davidson County, Tennessee, dated April 13, 2004 and recorded on April 15, 2004.

Being the same property conveyed to Larry Dale Ryman and wife, Gay Lynn Ryman by Quitclaim Deed from Dorothy June Ryman, unmarried of record in Instrument No. 200802200016719 Register's Office for Davidson County, Tennessee, dated February 12, 2008 and recorded on February 20, 2008.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **310 McArthur Drive, Madison, Tennessee 37115**.

Karen Johnson Davidson County
Batch # 1195117 DEEDQC
10/17/2024 02:11:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241017-0080766

Witness my/our hand(s) this the 23 day of 9, 2024.

Larry Dale Ryman

Larry Dale Ryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY DALE RYMAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2024.

Brian D. Mitchell

Notary Public
My Commission Expires: 3/9/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212