QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1207716 DEEDQC
11/21/2024 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091201

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
BENNY R. RIGBY JR. AND SUSAN N. RIGBY	**BENNY R. RIGBY JR. AND SUSAN N. RIGBY**	
(NAME) **308 Randy Road**	(NAME) **308 Randy Road**	**052 02 0 241.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **SUSAN N. RIGBY, A MARRIED WOMAN,**("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFERS, RELEASES, RELINQUISHES, QUITCLAIMS AND CONVEYS UNTO **BENNY R. RIGBY JR. AND SUSAN N. RIGBY, HUSBAND AND WIFE,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF RAINBOW TERRACE, SECTION III, OF RECORD IN PLAT BOOK 2133, PAGE 20, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 120 FEET ON THE WEST SIDE OF RANDY ROAD AND EXTENDS BACK 410 FEET ON THE NORTHERLY LINE AND 409.7 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 120 FEET.

BEING THE SAME PROPERTY CONVEYED TO J. BLAKE FREEMAN, TRUSTEE, BY QUITCLAIM DEED FROM THOMAS L. FRY AND WIFE, HELEN ARLENA FRY, AND ALSO FURTHER CONVEYED FROM J. BLAKE FREEMAN, TRUSTEE, TO THOMAS L. FRY AND WIFE, HELEN ARLENA FRY, AND SUSAN RIGBY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20010206-0011406, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 26, 2001 AND RECORDED ON FEBRUARY 06, 2001.

***THOMAS L. FRY HAVING SINCE DIED ON OCTOBER 3, 2022 AND HELEN ARLENA FRY HAVING SINCE DIED ON MARCH 18, 2017, LEAVING SUSAN RIGBY AS SOLE OWNER.**

***SUSAN RIGBY AND SUSAN N. RIGBY ARE ONE IN THE SAME PERSON.**

****IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

This is Improved Property commonly known as: 308 Randy Road, Madison, TN 37115.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 15 day of November 2024.

Susan N. Rigby
SUSAN N. RIGBY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, **SUSAN N. RIGBY** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2024.

Notary Signature

My commission expires:
3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Ray, 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 **11/15/24**.

Date

Holly Ray

Affiant Signature

11/15/24

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025