Karen Johnson Davidson County
Batch# 1212009 DEEDQC
12/03/2024 12:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241203-0093839

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2024. Notary Public My Commission Expires: 7-7-2027

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Kelley Schmitt Rice 409 Grayson Drive Nashville, TN 37205	Send Tax Bills To: Truist Bank P.O. Box 79041 Baltimore, MD 21279-0041	Tax Information: Map and Parcel No.: 115-14-0 9

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **THEODORE A. RICE, a married person** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **KELLEY SCHMITT RICE, a married person,** her heirs and assigns, all of his right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 802 on the Plan of West Meade Farms, Inc., Section IX, of record in Book 2331, page 78, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelley A. Schmitt, unmarried, and Theodore A. Rice, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated December 2, 2011, from Linda K. Dreaden, an unmarried woman, of record in Instrument No. 20111209-0096169, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Grayson Drive, Nashville, Tennessee, 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2024.

GRANTOR:

THEODORE A. RICE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, THEODORE A. RICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 29 day of November, 2024.

Notary Public

My Commission Expires: 9/7/26

DARRELL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/29/24 (date of document).

Affiant Signature

12/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

