Karen Johnson Davidson County
Batch# 1228752 DEEDQC
01/22/2025 10:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250122-0004790

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 22nd day of JANUARY, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret C. Massey 5025 Ragland Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 14610005500

FOR VALUABLE CONSIDERATION and to terminate a tenancy by the entireties, James W. Masey, married ("Grantor"), does hereby quitclaim, transfer and convey unto Margaret C. Massey, married, ("Grantee"), her heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 5025 Ragland Drive, Nashville, TN 37220.

Whenever used, the singular 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 22nd day of January, 2025.

James W. Massey

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Massey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2025.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Final Plan of Lots 5, 6 & 20, Ragland Estates, of record in Instrument No. 20130816-0086303, Register's Office for Davidson County, Tennessee.

Together with a private utility easement lying across the easterly portion of Lot No. 5, as shown on the plat of record in Instrument No. 20130816-0086303, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Massey and wife, Margaret C. Massey by deed from George R. Frazier, Pamela F. Adkisson, Patricia F. Skivanek, Peggy F. Axford and Leigh Ann Hobbs, Devisees of the Thelma R. Frazier and George R. Frazier, as Executor under the Will of Thelma R. Frazier of record in Instrument No. 20130827-0090136, Register's Office for Davidson County, Tennessee.

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 1/22/25 (date of document).

Affiant Signature

1/22/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

