QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1231366 DEEDQC
01/29/2025 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250129-0006920

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2025.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GREGORY L. CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 23, 2026 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
Celia Stewart Rouse, attorney-at-law
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Falcon Group, GP	SAME AS NEW OWNER	064-16-0A-103.00-CO
(NAME) 216 Barley Mill Road	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Patrick Rains, a single man, Ronald G. Rains, a single man, as joint tenants with the right of survivorship,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **The Falcon Group, a Tennessee General Partnership** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davison** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103 on the Plat of Jackson Meadow, Phase I, Section I, of record in Plat Book 5200, Page 362, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Patrick Rains, a single man, Ronald G. Rains and Jane G. Rains, his wife, as joint tenants with the right of survivorship by Warranty Deed from Michael Wayne Haley and Marilyn J. Haley, his wife of record in Instrument No. 20040310-0027863 Register's Office for Davidson County, Tennessee, dated March 09, 2004 and recorded on March 10, 2004.

The said Jane G. Rains having since died on or about December 17, 2018.

The said Patrick Rains and Patrick L. Rains being one in the same.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This property is __unimproved _X_improved property known as: 103 General Jackson Lane, Hermitage, TN 37076

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 27th day of January, 2025.

Patrick L. Rains

Patrick Rains

Ronald G. Rains

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILSON~~ Travis

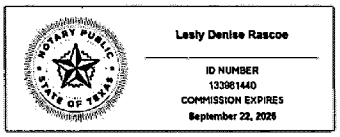
Before me, the undersigned Notary Public, personally appeared Patrick Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of January, 2025.

Lesly Denise Rascoe

Notary Public

My Commission Expires: 09/22/2026



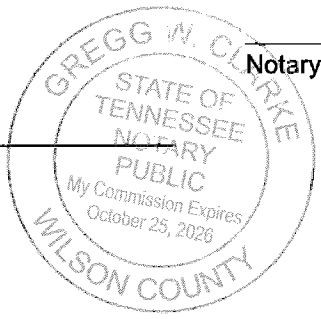
Electronically signed and notarized online using the Proof platform.
STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Ronald G. Rains, 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 official seal this the 27th day of January, 2025.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1-27-25.

Date

Celia Stewart-Rouse

Affiant Signature

1-27-25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27 day of Jan, 20 25.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY