Karen Johnson Davidson County
Batch# 1232438 DEEDQC
01/31/2025 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007303

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jacqueline M. Rinck 1811 Riverwood Dr Nashville, TN 37216	Old National Bank 205 E Chicago Blvd 2nd Floor Tecumseh MI 49286	073 01 0 062.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jacqueline M. Rinck, a single woman**, by these presents does hereby quitclaim and convey unto **Amber Lee Rinck Sannan and Kelly Renee Rinck as remaindermen with a life estate retained by Jacqueline M. Rinck**, their heirs, successors and assigns, their her right, title and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly part of Lot No. 6, Section II, on the Map of Moss Rose Heights Subdivision, not of record shown on a survey made by Lewis D. Justice, surveyor, March 13, 1948, and described as follows:

Beginning at a point in the easterly margin of Maxey Lane 290 feet south, as measured along the easterly margin of Maxey Lane of the concrete monument set in the easterly margin of Maxey Lane at the beginning of a curve to a proposed 60 feet roadway; thence north 70 deg. 24' east 10 feet distance from and parallel to the southerly line of Lot No. 5, Section II of said plan 170 feet to a stake; thence south 0 deg. 30' west 60 feet to the dividing line between Lot No. 6 and 7 as shown on said plan; thence south 72 deg. 4' west along the dividing line between Lots 6 and 7 170 feet to a point in the easterly margin of Maxey Lane; thence north 0 deg. 10' east 95 feet to the point of beginning.

Being the same property conveyed to Jacqueline M. Rinck, a single woman, by Warranty Deed from Matthew J. Wigton and Danielle Elliott, husband and wife, dated September 24, 2024, and recorded October 1, 2024, in Instrument No. 20241001-0076042, Register's Office of Davidson County, Tennessee.

This improved property, known as 1811 Riverwood Drive, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 30th day of JANUARY, 2025.

Renee Rinck
Affiant

My commission expires: 3/3/2025 (Affix Seal)

Notary Public

JAMIE J. HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30TH day of JANUARY, 2025.

Jacqueline M. Rinck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jacqueline M. Rinck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30TH day of JANUARY, 2025.

Notary Public

My Commission Expires: 3/3/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 24.

Affiant Signature

30th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

