Karen Johnson Davidson County
Batch# 1242008 DEEDQC
02/27/2025 03:14:57 PM 3 pgs
Fees: $12.00 Taxes: $0.00

20250227-0014844

This instrument prepared without request of opinion of title by:

Cole, Loney PLLC
1705 Ashley Circle
Bowling Green, KY 42104
By: Joseph Ryan Loney, Attorney

STATE OF KENTUCKY)
COUNTY OF WARREN)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Katherine McNece Smith

Subscribed and sworn to before me, this 26th day of February, 2025.

Notary Public
My commission expires: 07/02/2026

SUSAN E. CORDOVA NOTARY PUBLIC STATE AT LARGE, KENTUCKY COMMISSION # KYNP50707 Exp. 07/02/2026

Quitclaim Deed

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine McNece Smith and Lounell McNece Rayner (a/k/a Lounell McNeece Rayner) 1422 Roberts Avenue Nashville, TN 37216	Katherine McNece Smith and Lounell McNece Rayner 1422 Roberts Avenue Nashville, TN 37216	Tax Parcel ID No. 083 02 0 099.0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the Grantor, **Lounell McNece Rayner, (a/k/a Lounell McNeece Rayner), unmarried (by and through Katherine McNece Smith, as her duly authorized attorney-in-fact)**, does hereby convey and quitclaim right, title, and interest to the said Grantee, **Katherine McNeece Smith and Lounell McNece Rayner (by and through Katherine McNece Smith, as her duly authorized attorney-in-fact),** jointly with rights of survivorship, in fee simple, all that certain real property located in Davidson County, Tennessee, and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of the Subdivision of the Roberts Property in the 11th, (formerly 18th) Civil District of said County, as of record in Book 421, Page 81, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the southerly side of Roberts Avenue and runs back between parallel lines 168 feet, more or less, to an alley.

SOURCE OF TITLE: Being the same property conveyed to Lounell McNeece Rayner, from Barbara H. Palmore, a widower, by Warranty Deed dated May 30,

2000, of record in Instrument No. 20000613-0058890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee code Ann 67-5-603, et seq.

This is improved property located at 1422 Roberts Avenue, Nashville, TN 37216.

~~**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, jointly with rights of survivorship.~~

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 14th day of February, 2025.

GRANTOR:

Lounell McNece Rayner

Katherine McNece Smith (POA)

Lounell McNece Rayner
(a/k/a Lounell McNeece Rayner)
By: Katherine McNece Smith, POA

STATE OF KENTUCKY)
) ss
COUNTY OF WARREN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine McNece Smith , as attorney-in-fact for Lounell McNece Rayner (a/k/a Lounell McNeece Rayner), with whom I am personally acquainted or proven to be, and who acknowledged that he executed the within instrument for the purposes therein contained. NOTE: Authorization for Katherine McNece Smith to sign on behalf of Lounell McNece Rayner (a/k/a Lounell McNeece Rayner) can be found in Power of Attorney as found in Instrument Number 20250227.0014845, in the Davidson County Register's office.

Witness my hand, at office, this 26th day of February, 2025.

Notary Public, ID # KYNP50701

My Commission expires: 07/02/2026