QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1242231 DEEDQC
02/28/2025 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015166

SG-QCD-25-1120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 February, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Ransom, married and Vickie Elaine Ransom, unmarried	**Vickie Elaine Ransom**	
(NAME) **1120 Clay Street,**	(NAME) **1120 Clay Street**	**08107060200**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKIE E. RANSOM, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JUAN RANSOM, MARRIED AND VICKIE ELAINE RANSOM, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 40 on the Revised-Final Plat of Looby Heights, as of record in Plat Book 7900, Page 230 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Vickie E. Ransom (a.k.a. Vickie Elaine Ransom) by Warranty Deed of record in Instrument No. 20001219-0124252 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1120 Clay Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 27 day of Feb, 2025.

Vickie E. Ransom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of February, 2025.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Sydney Gleaves, 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 2/27/2025 (date of document).

Affiant Signature

Date 2/28/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of FEBRUARY, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11-3-25

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025