Karen Johnson Davidson County
Batch# 1244687 DEEDQC
03/10/2025 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250310-0017874

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 28th day of February, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David Anthony Rankin and Amber P. Rankin, Trustees 5867 Cane Ridge Road Antioch, Tennessee 37013	SAME	182 00 0 181.00

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Anthony Rankin and wife, Amber P. Rankin**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David Anthony Rankin and Amber P. Rankin, Trustees of the Tony & Amber Rankin Living Trust, established by the Revocable Trust Agreement of David Anthony Rankin and Amber P. Rankin dated February 28, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 28th day of February, 2025.

David Anthony Rankin

Amber P. Rankin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Anthony Rankin and Amber P. Rankin, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 4-B on the Resubclivision of Tract No. 4 of the Sarah Lynch Property, as of record in Plat Book 8250, Page 55, Regsiter's Office of said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Anthony Rankin and wife, Amber P. Rankin by deed from David C. Braunscheidel and William W. Turner and wife, Carol C. Turner, of record in Book 9048, page 895, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 8439, Page 488, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

This is improved property known as 5867 Cane Ridge Road, Antioch, Tennessee 37013.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 2/28/25.

3/10/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

