ADDRESS OF NEW OWNER:
Henry and Lakeshia Rankins
2837 Buena Vista Pike
Nashville, TN 37218

THIS INSTRUMENT PREPARED BY:
Donnavon Vasek
103 West Main Street
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
Henry and Lakeshia Rankins
2837 Buena Vista Pike
Nashville, TN 37218

MAP-PARCEL NUMBERS: 70-2

Karen Johnson
Davidson County
Batch # 1248769
DEEDQC
03/20/2025 03 50 12 PM
2 pgs
Fees $12 00 Taxes $0 00
20250320-0020880

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences or tax related matters No title examination or settlement has been performed and Vasek & Robbins, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the sum of one dollar ($1.00), Henry D. Rankins, have bargained and sold, and by these presents does transfer, quitclaim and convey unto, Henry D. Rankins and Lakeshia Danielle Patton-Rankins, husband and wife, their heirs, assigns, and beneficiaries, any and all right, title and interest, marital or otherwise, in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Shawnwood, Section Two as of record in Book 6050, page 87, Register's Office for said County. Said Lot No. 14 fronts 69.0 feet on the west side of Buena Vista Pike and extends back 189.5 feet on the north line and 140.0 feet on the south line to a broken rear line measuring 86.3 feet thereon.
>
> Being part of the same property conveyed to Michael R. Shields (being one and the same person as Michael L. Shields), by deed from Anthony V. Forte, Charles E. Forte, Francis J. Forte, Victor T. Forte, Jr., George E. Forte, Henry F. Forte, Rita M. Johnson and James D. Forte of record in Book 6030, page 135, Register's Office of Davidson County, Tennessee. Being the same property convey by Michael L. Shields to Clarice D. Rankins by deed dated March 25, 1985 of record in Book 6521, Page 95, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Henry D. Rankins on March 10, 2025 recorded in Book ____, Page _____ of the Register's Office of Davidson County, Tennessee. 20250320-0020879



Legal description taken from previous deed of record.

WITNESS MY SIGNATURE, this the 10th day of March, 2025.

Henry D. Rankins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and County aforesaid, Henry D. Rankins, with whom I am personally acquainted with (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand, this the 10th day of March, 2025.

NOTARY PUBLIC — **COMMISSION EXPIRATION** 03-07-2026

AFFAINT

STATE OF TENNESSEE
COUNTY OF WILSON

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

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

NOTARY PUBLIC — **COMMISSION EXPIRATION** 03-07-2026

