Karen Johnson
Batch # 1256960
04/07/2025 08 33 47 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250407-0025942

This Instrument Prepared By:

Jennifer Dunlap Stacey Attorney
554 Franklin Road, Suite 103
Franklin, Tennessee 37069

Name and Address of New Owner:

Tracy Rawls
761 Ringgold Drive
Nashville, Tennessee 37207

Map-Parcel: 059 14 0 082.00

This instrument was prepared based upon information from the parties without legal counsel as to the legal consequences or any tax related matters No independent title search or settlement was preformed and the preparer shall not be responsible for any matter that would have been revealed by a title search, settlement or counsel as to legal consequences or tax related matters

QUITCLAIM DEED

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Tracy Rawls, unmarried, hereinafter called the Grantor, hereby conveys and quitclaims unto Tracy Rawls, unmarried, hereinafter called Grantee, their heirs and assigns, all of her right, title and interest, if any, in and to that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joyce Elaine Rawls and Tracy Rawls, as tenants in common with full right of survivorship, by deed from Joyce Elaine Rawls of record in Instrument No. 20241011-0078930, Register's Office for Davidson County, Tennessee. The said Joyce Elaine. Rawls having since died on March 8, 2025.

This is improved property known as 761 Ringgold Drive, Nashville, Tennessee 37207.

WITNESS my hand on this 1st day of April, 2025.

Tracy Rawls

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office on this 1st day of April, 2025.

Notary Public

My Commission Expires: 10-11-25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this 1st day of April, 2025.

Notary Public

My Commission Expires: 10-11-25