Quitclaim Deed

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Karen Johnson Davidson County
Batch # 1258027 DEEDQC
04/11/2025 01 23 05 PM 3 pgs
Fees $17 00 Taxes $0 00

20250411-0027365

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS Zero.
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF April, 2025

Affiant

Notary Public

My Commission Expires: 05/23/28

STACI KIMBALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Shandy Rawls 287 E 6th St., Russellville, KY 42276.

NEW OWNER: Shandy Rawls	SEND TAX BILLS TO. Shandy Rawls	PARCEL NUMBER 00400000601
287 E 6th St.	287 E 6th St	
Russellville, KY 42276	Russellville, KY 42276	

For and in Consideration of the sum of $1 00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Rawls** also known as Micheal Rawls, an unmarried man, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Shandy Rawls, an unmarried woman,** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, more particularly described as follows

Lying on the west side of the Nashville and Springfield Pike and beginning at a point at the junction of the Nashville, Springfield and Coopertown Road, thence north 8° west 218 feet to a point in the west margin of the Nashville-Springfield Pike: thence south 80° 15' west and 53 feet to a point; thence south 67° 30' east 175.8 feet to a point in the center of the Coopertown Road, thence with the center of the same, south 62° 45' east 275 feet to the point of beginning
CONVEYED HEREWITH is an easement for septic lines upon property in Tax Map 4, Parcel 6.00, per Instrument 20090612-0054717, said Register's Office.

Being all of the tract of land and easement conveyed to Michael Rawls by John Martin Yount by Warranty Deed dated June 25, 2021, and Recorded July 13, 2021, in Instrument Number 20210713-0094213 at the Davidson County Register of Deeds.

This improved property is commonly known as 8400 Coopertown Rd, Joelton, TN 37080

This conveyance is made subject to (1) all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

Witness our hands on 9 day of April 2025

Michael Rawls

STATE OF TENNESSEE COUNTY OF Robertson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Michael Rawls, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Springfield **, Tennessee, this** 9 **day of April, 2025**

Notary Public:

Commission Expires: 05/23/28

STACI KIMBALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

Affiant

Subscribed and sworn before me, this 9 day of April, 2025

Notary

Commission Exp 05/23/28

STACI KIMBALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY