THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

Address New Owner(s) as follows:

Rachel E Laven
336 Lanier Drive.
Madison, TN 37115

Send Tax Bill to:
Owner

Map-Parcel Numbers:
043-14-0096 00

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00

Affiant

MONTSERRAT OSORNIO CABALLERO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/17/2028
COFFEE COUNTY

Subscribed and sworn to before me, this the 25 day of April, 2025

Notary Public

My Commission Expires 5/17/28

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10 00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JACOB ALAN PURSELL,** HEREINAFTER CALLED GRANTOR(S). HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUIT CLAIM UNTO **RACHEL E. LAVEN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS. HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS

Land in Davidson County, Tennessee, being Lot No 32, Block "E" on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the 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 Rachel E Laven and Jacob A. Parsell, wife and husband, by deed dated 08/25/2021, from Shawn Bruton and Johanna Bruton, husband and wife, of record in Instrument No 20210901-0117710, Register's Office for said County The said Quitclaim deed is being prepared per Marital Dissolution Agreement and Final Divorce Decree of record Docket No. 24D-1642 in the Fourth Circuit Court for Davidson County, Tennessee

Subject to Restrictive Covenants of record in Book 325, page 626, and Right of Way easement to Coffee County Highway Commission of record in Book 132, Page 332, Register's Office of Coffee County, Tennessee

Karen Johnson Davidson County
Batch # 1268348 DEEDQC
05/02/2025 03 00 04 PM 2 pgs
Fees $12 00 Taxes $0 00

20250502-0034278

Jal

Said property conveyed is also subject to such other limitations, restrictions, and encumbrances as may affect the premises

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 25th day of April, 2025

Jacob Alan Pursell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal this 25 day of April, 2025

Notary Public

My commission expires Mar 22, 2027

JOHN H BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY