Karen Johnson Davidson County
Batch# 1268557 DEEDQC
05/05/2025 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250505-0034629

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25040012

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF May, 2025.

NOTARY PUBLIC

My Commission expires: 2-10-2029

Address of New Owner	Send Tax Bills To:	Tax Information:
Samuel Raymond and Megan Raymond 704 Wabash Place Nashville, TN 37221	Same	155-10-0A-060.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 29th day of April, 2025, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, and for the purposes of correcting deficiencies contained in deed of record in Instrument No. 20230919-0073329, Register's Office for Davidson County, Tennessee, **John B. Raymond and Lana L. Raymond, Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Samuel Raymond and wife, Megan Raymond,** Grantees, their heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A

This is improved property known as:
704 Wabash Place, Nashville, TN 37221

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **John B. Raymond and Lana L. Raymond, Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022,** have caused this instrument to be executed, this the 24th day of April, 2025.

John B. Raymond

John B. Raymond, Trustee of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022

Lana L. Raymond

Lana L. Raymond, Trustee of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022

STATE OF Mass
COUNTY OF Plymouth

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John B. Raymond and Lana L. Raymond, Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24th day of April, 2025.

NOTARY PUBLIC
My Commission expires:

LISA S. LEVY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 31, 2031

Exhibit A
Property Description

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of McCrory Trace Estate, of record in Book 6900, Pages 720-723, as amended in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack D. Diehl, Jr. and wife, Joyce E. Diehl, a ½ undivided interest, and John B. Raymond and wife, Lana L. Raymond, a ½ undivided interest, by Warranty Deed from Heather M. McVay, unmarried, dated 05/22/2015 and recorded on 05/29/2015 in Instrument No. 20150529-0049549, Register's Office for Davidson County, Tennessee. Jack D. Diehl, Jr. and wife, Joyce E. Diehl, further conveyed their ½ undivided interest to Jack D. Diehl, Jr., a ¼ undivided interest, and Samuel Raymond and wife, Megan Raymond, ¼ undivided interest, by Quitclaim Deed dated 05/05/2016 and recorded on 05/10/2016 in Instrument No. 20160510-0046176, RODCT. John B. Raymond and wife, Lana L. Raymond, further conveyed their ½ undivided interest to John B. Raymond and Lana L. Raymond, and their successors in trust, as Trustees of the Raymond Revocable Asset Protection Trust u/d/t February 9, 2022, by Quitclaim Deed dated 11/21/2022 and recorded on 12/09/2022 in Instrument No. 20221209-0128350, RODCT. Jack D. Diehl, Jr., further conveyed his ¼ undivided interest to Samuel Raymond and wife, Megan Raymond, by Quitclaim Deed dated 05/10/2023 and recorded on 05/17/2023 in Instrument No. 20230517-0036929, RODCT, as corrected by Scrivener's Affidavit of record in Instrument No. 20230602-0041634, RODCT.

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/29/2025 (date of document).

L. Broner McCoy
Date: 5/5/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 5th day of May, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY