QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

LB-QCD-25-1425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September 20 25

Notary Public

MY COMMISSION EXPIRES: 03-20-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William James Raines and Laura Natalie Raines	**Same as New Owners**	
(NAME)	(NAME)	**083 02 0 133.00**
1425 Benjamin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM JAMES RAINES, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **WILLIAM JAMES RAINES AND LAURA NATALIE RAINES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 30.0 feet of Lot No. 72 and the westerly 30.0 feet of Lot No. 71 on the Plan of Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Said portions of Lots Nos. 71 and 72 adjoin and together front 60.0 feet on the northerly margin of Benjamin Street and extend back between parallel lines a distance of 250.0 feet to a dead line in the rear.

Being the same property conveyed to William James Raines, unmarried by Warranty Deed from Jon Mark Ivey and wife, Janet Lee Ivey, of record in Instrument No. 20080529-0054895, Register's Office for Davidson County, Tennessee.

William James Raines having since married Laura Natalie Raines and is executing this deed for the purpose of establishing a tenancy by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1425 Benjamin Street, Nashville, Tennessee 37206**.

Karen Johnson
Batch # 1324017
09/18/2025 11:30:28 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250918-0074624

Witness my/our hand(s) this the 15 day of September, 2025.

William James Raines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15 day of September, 2025

Notary Public
My Commission Expires: 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212