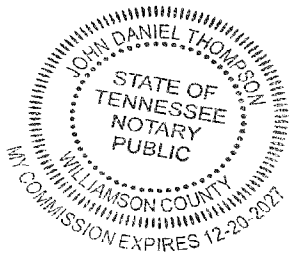
Karen Johnson Davidson County
Batch# 1328748 DEEDQC
10/01/2025 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078279



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 19 day of September, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, STE 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Rankin and Ashley Dawn Kutcher	**New Owner**	**080B A 007.00**
1511 Preston Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Matthew Rankin, a single man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Matthew Rankin, a single man and Ashley Dawn Kutcher, a single woman, as joint tenants with right of survivorship** (hereinafter the "Grantee") their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 1509B, as established in Declaration of Covenants, Conditions and Restrictions for Home at 1509 Preston Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160920-0099125, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew Rankin, a single man, by Warranty Deed from Richard Gerald Marshall and Rachel Inez Marshall, husband and wife, of record in Instrument No. 20250919-0075116 in the Register's Office for Davidson County, Tennessee.

BEING improved property commonly known as **1511 Preston Drive, Nashville, TN 37206.**

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 19 day of September, 2025.

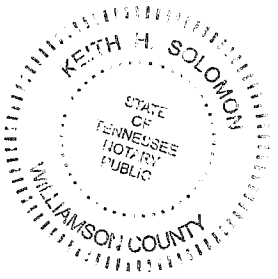
Matthew Rankin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Matthew Rankin, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of September, 2025.

Notary Public
My Commission Expires: 03-13-2029



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 09/19/2025 (date of document).

Affiant Signature

09/19/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

