Prepared By: |
Ralph Gene Mullenax III |
231 Rep John Lewis Way N, Apt 403 |
Nashville, TN 37219 |
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|

After Recording Return To:|
Anna Ibach |
405 Lorna Drive |
Nashville, Tennessee 37214 |
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Karen Johnson Davidson County
Batch # 1442953 DEEDQC
07/07/2026 01:14:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0061121

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 16, 2025 THE GRANTOR(S),

Ralph Gene Mullenax, III ("Grantor"), a single person, of 231 Rep John Lewis Way N, Apt 403, Nashville, Davidson County, Tennessee 37219

for and in consideration of: Zero Dollars ($0.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Anna Ibach, ("Grantee") a single person, residing at 405 Lorna Drive, Nashville, Davidson County, Tennessee 37214

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot no. 204 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 204 fronts 113 feet on the northerly side of Lorna Drive and extends back 137.2 feet on the easterly line and 160 feet on the westerly line to a dead line, in the rear, on which it measures 119.8 feet.

Prior instrument reference: ~~Book 2133, Page 117, 118, 119.~~
20180817-0081913 RM

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This conveyance is exempt from Tennessee realty transfer tax as a division of property incident to divorce, pursuant to T.C.A. § 67-4-409(a)(3)(D).

Tax Parcel Number: 096 09 0 021.00

Mail Tax Statements To:
Anna Ibach
405 Lorna Drive
Nashville, Tennessee 37214

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7/7/26

Ralph Gene Mullenax, III
231 Rep John Lewis Way N, Apt 403
Nashville, Tennessee, 37219

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7th day of July, 2026, before me personally appeared Ralph Gene Mullenax, III, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.



Cathy Walker
Notary Public

My commission expires 01/04/27

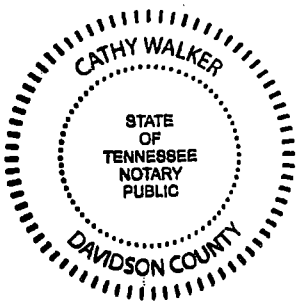
I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Ralph Gene Mullenax, III
Affiant Signature

Affiant's Name: Ralph Gene Mullenax III

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

Subscribed and sworn to before me this 7th day of July, 2026.



Cathy Walker
Notary Public

My commission expires 01/04/27