Karen Johnson Davidson County
Batch# 1455485 DEEDQC
08/04/2026 09:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260804-0071490

Name and Address of New Owner:
Robert Gant and Tangela Gant
1525 World Baptist Circle, Nashville, TN 37207

Send Tax Bills To:
Same as New Buyer

This Instrument Prepared By:
Greater Nashville Title
4603 Gallatin Pike, Nashville, TN 37216

Map & Parcel No: 071-09-0-61.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Lee Gant, a married man,** "the Grantor," convey and quitclaim unto , **Robert Lee Gant, a married man, and Tangela Gant, an unmarried woman, as tenants in common with rights of survivorship,** "the Grantees," all my right, title, and interest, if any, *being a one-half undivided interest*, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northwesterly 85 feet of Lot No. 13 on the Map of W.H. Nance's subdivision of Lot No. 14 of Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for said County.

Said part of lot fronts 85 feet on the northwesterly side of White's Creek Pike, formerly Second Street, and runs back between parallel lines 160 feet to an alley and measures 85 feet thereon.

Being the same property conveyed to Billie C. Rankins, Jr. and Robert Lee Gant, tenants in common, each owning an undivided one-half interest, by Warranty Deed from Dorothy Walker, an unmarried person, of record in Instrument No. 20000131-0009450, Register's Office for Davidson County, Tennessee, dated November 29, 1999, and recorded January 31, 2000.

Being a portion of the same property conveyed to Kenneth L. Rankins, Karen L. Rankins, and Kevin L. Rankins, as tenants in common, by Administrator's Quitclaim Deed from Kenneth L. Rankins, Administrator of the Estate of Billie C. Rankins, Jr., deceased, of record in Instrument No. 20050223-0019495, Register's Office for Davidson County, Tennessee, dated February 21, 2005, and recorded February 23, 2005.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 1525 World Baptist Center Drive, Nashville, Tennessee, 37207.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 30 day of July, 2026.

R.L. Gant (SEAL)
Robert Lee Gant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of July, 2026, before me personally appeared Robert Lee Gant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of July, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dangela Gant
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of July, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

202608040071490

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7/30/26

Affiant Signature 7/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

