Karen Johnson Davidson County
Batch# 1471930 DEEDQC
09/11/2026 12:02:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260911-0084564

AFTER RECORDING RETURN TO:
United Wholesale Mortgage
585 South Boulevard East
Pontiac, MI 48341
File No. 1526342239

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 053-09-0B-126-00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20th day of August, 2026, by and between **Kenneth Rankins, a married man, joined in execution by his spouse, Tonya Rankins,** residing at 2180 Freeman Lane, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Kenneth Rankins and Tonya Rankins, husband and wife, as joint tenants with right of survivorship,** residing at 2180 Freeman Lane, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2180 Freeman Lane, Nashville, TN 37115

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/25/2023 under Instrument No 20231025-0083640 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Kenneth Rankins

Kenneth Rankins

STATE OF Michigan
COUNTY OF oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kenneth Rankins,** the within named Grantor, 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.

Witness my hand and seal, at office in Pontiac, Michigan, this 20th day of August, 2026.

Kirah Hayes

Notary Public

My Commission expires: 09/06/2032

No title exam performed by the preparer. Legal description and party's names provided by the party.

KIRAH HAYES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **SEPTEMBER 6, 2032**
ACTING IN THE COUNTY OF oakland

This notarial act was performed using electronic or remote technology by Proof.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tonya Rankins

Tonya Rankins

STATE OF Michigan
COUNTY OF oakland

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tonya Rankins,** the within named Grantor, 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.

Witness my hand and seal, at office in Pontiac , Michigan, this 20th day of August, 2026.

Niaemya Wallace

Notary Public

My Commission expires: 10/30/2032

No title exam performed by the preparer. Legal description and party's names provided by the party.

NIAEMYA WALLACE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **OCTOBER 30, 2032**
ACTING IN THE COUNTY OF oakland

This notarial act was performed using electronic or remote technology by Proof.

VALUATION AFFIDAVIT

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

Kenneth Rankins

Affiant

Print Name: Kenneth Rankins

STATE OF Michigan
COUNTY OF oakland

Subscribed and sworn to before me this 20th day of August, 2026.

Kirah Hayes

Notary Public
My Commission Expires: 09/06/2032

KIRAH HAYES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES SEPTEMBER 6, 2032
ACTING IN THE COUNTY OF oakland

Name and address for person(s) responsible for taxes:

Kenneth Rankins and Tonya Rankins
2180 Freeman Lane
Nashville, TN 37115

Name and address of property owner:

Kenneth Rankins and Tonya Rankins
2180 Freeman Lane
Nashville, TN 37115

This notarial act was performed using electronic or remote technology by Proof.

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 173 on the Plan of Cumberland Station at Wilson Camp, Section Six, of record in Instrument 20041027-0129152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Parcel ID No.: 053-09-0B-126-00

Property commonly known as: 2180 Freeman Lane, Nashville, TN 37115

Tennessee Certification of Electronic Document

I, Rachel Shaver, 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 8/20/2026 (date of document).

Rachel Shaver
Affiant Signature

8/20/2026
Date

State of MICHIGAN

County of OAKLAND

Sworn to and subscribed before me this 20 day of August, 2026.

MADISON WASKE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 07/29/2032
Acting in County of Oakland

Madison Waske
Notary's Signature

MY COMMISSION EXPIRES: 7-29-2032

NOTARY'S SEAL