Karen Johnson Davidson County
Batch# 1480634 DEEDQC
10/05/2026 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261005-0091481

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF [COUNTY NAME] The actual consideration for this transfer is: $10.00 AFFIANT Subscribed and sworn to before me, this 30 day of ~~December 2025~~. September 2026 NOTARY PUBLIC My Commission Expires: 01-01-27

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paul Raney and Claire Baltz **112 Hamblen Avenue** **Old Hickory, Tennessee 37138**	New Owner	05311005000

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, LEGACY PROBATE INTERNATIONAL ("Grantor") do hereby quitclaim, transfer and convey unto PAUL RANEY and CLAIRE BALTZ, as tenants in common, their successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below and more particularly described in Exhibit "A" hereto.

This is improved property known as 112 Hamblen Ave, Old Hickory, Tennessee 37138 and more particularly described as follows:

> Lande in Davidson County, Tennessee, being Lot No. 32 of Block "C" on the Map of Life & Casualty Insurance Company's property, being Map No. 3 at Old Hickory, of record in Book 974, Page 11, Register's Office for said County.

Said Lot No. 32 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a deadline.

Being the same property conveyed to Stephen M. Sutton from Dorthy Lee Dempsey Sutton, by quitclaim deed of record in Book 7770, Page 607, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed on this the 31st day of December, 2025.

Legacy Probate International, Grantor

STATE OF Utah)
COUNTY OF Salt Lake)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **LEGACY PROBATE INTERNATIONAL,** the Grantor, 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 at office, this 31st day of December 2025.

Notary Public

My Commission Expires: 02/19/2026

ASHLYN MERCHANT
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 723184
COMM. EXP. 02-19-2026

Certificate of Authenticity

I, Adam Barber, 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 31 December 2025.

Date

Affiant Signature

1 October 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of October, 2026.

Notary's Signature

My Commission Expires: 10-4-2027

Date

Notary's Seal (if on paper)

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY