Davidson County DEEDQC
Recvd: 07/06/05 12:39 2 pgs
Fees:12.00 Taxes:0.00
20050706-0077457

DO NOT WRITE ABOVE THIS LINE – OFFICIAL USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 3rd day of October, 2003, by first party, Antoinette Christine Regnier, Wife (hereinafter referred to as "Grantor") whose mailing address is:

1722 Campbell Road, Goodlettsville, Davidson County, Tennessee 37072

to the second party, Gordon Glenn Howey Jr., Husband, (hereinafter referred to as "Grantee") whose mailing address is:

2761 Lower Walkers Creek Road, Goodlettsville, Davidson County, Tennessee 37072

WITNESSETH, That the first party, for good consideration and for the sum of One Dollar ($1.00) in hand paid, by the said second party, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said second party forever, all the right, title, interest and claim, including all rights of dower, which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee to wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, on the West side of Lower Walkers Creek Road, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, October 17, 1971, Certificate No. 17, as follows:

Beginning at a fence, the original northwest corner of the Binkley property and an iron pin; thence, South 85 degrees 00' East 311.8 feet to an iron pin; thence South 24 degrees 30' West 341 feet to and iron pin on the margin of Lower Walkers Creek Road, South 45 degrees 00' West 165.8 feet to and iron pin; thence leaving said road North 45 degrees 00' West 274 feet to an iron pin; thence South 6 degrees 30' West 171 feet to an iron pin and the Robert M. Smith property; thence North 5 degrees 00' East 436.7 feet to the point of beginning.

Being the same property conveyed to Gordon G. Howey, Jr., by deed from Jerry K. Finley and wife, Diana S. Finley, of record in Book 9281, page 325, Register's Office for Davidson County.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

~~TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantee and Grantee's heirs and assigns, that Grantor and any other person or persons in Grantor's name(s) and behalf or claiming under Grantor shall not or will not hereafter claim or demand~~

~~any right or title to the premises or any part thereof, but shall be excluded and forever barred there from except as herein set forth.~~

THE PROPERTY DESCRIBED HEREIN:

1. ☒ is not a part of the homestead of Grantor, or
2. ☐ is a part of the homestead of Grantor.

TAXES for tax year 2003 shall: ☐ be prorated between Grantors and Grantees as of the date of execution ☐ be paid by Grantor ☒ be paid by Grantee.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signature of Grantor
Antoinette Christine Regnier

State of Tennessee
County of Davidson

On this 31st day of October, in the year 20 03, before me personally appeared _____, known to me to be the person(s) who is/are described in, and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Signature of Notary _____ Title _____ (Seal)
My Commission Expires on My Commission Expires JAN. 29, 2005

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PREPARER

This document, including legal description, prepared/drafted ☐ under the supervision of the following Tennessee attorney **OR** ☒ by a party to this instrument whose name and address appear below.

Signature: _____
Name: Gordon Glenn Howey, Jr.
Address: 2761 Lower Walkers Creek Road
City: Goodlettsville State: Tennessee Zip: 37072
Phone: (615) 851-7375

Please return to the preparer, at the address above, after recording

SEND TAX STATEMENTS TO GRANTEE:

Name(s): Gordon Glenn Howey, Jr.
Address: 2761 Lower Walkers Creek Road
Goodlettsville, Tn 37072

Map/Parcel # 019-000 209.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July 20 03

_____
Deputy Register