Davidson County DEEDQC
Recvd: 07/06/05 12:39 3 pgs
Fees:17.00 Taxes:0.00
20050706-0077458

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, executed this 26th day of May, 2005, by first party, Antoinette Christine Regnier-Welch, Ex-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., Ex-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 or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described as Tract 2 according to a survey dated November 18, 1996 and revised on March 4, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

Beginning at an iron pin in the westerly margin of Hitt Lane, said point being on a curve with a radius of 610.00 feet, a tangent of 255.66 feet, a delta of 45 deg. 28'40", a chord of 471.57 feet and a chord bearing of South 12 deg. 14'39" West for a distance of 484.18 feet from a corner to the property conveyed to Freddie R. Hunter, et ux, of record in Book 7220, page 721, Register's Office for Davidson County, Tennessee (Map 25, Parcel 107, TAODCT); thence form said point of beginning, continuing on a curve having a radius of 610.00 feet, a tangent of 25.02 feet, a delta of 4 deg. 41'54", a chord of 50.01 feet, a chord bearing of South 12 deg. 50'38" East and a length of 50.02 feet to an iron pin, a corner to the property conveyed to Fred E. Malone, et ux, of record in Book 5951, page 271, Register's Office of Davidson County, Tennessee (Map 25, Parcel 7, TAODCT); thence with the line of Malone, South 77 deg. 27'50" West 142.60 feet to a post; thence South 79 deg. 27'18" West 132.17 feet to a post; thence South 54 deg. 03'59" West 114.05 feet to an iron pin; thence South 27 deg. 45'27" West 201.81 feet to an iron pin; thence South 31 deg. 28'35" West 233.86 feet to an iron pin; thence South 58 deg. 27'44" West 237.17 feet to a post; thence South 63 deg. 57'37" West 256.73 feet to elm tree; thence South 79 Deg. 32'07" West 148.96 feet to a post; thence South 76 deg. 31'35" West 138.56 feet to a post; thence South 54 deg. 03'59" West 247.42 feet to a

post; thence North 58 deg. 24'32" West 245.86 feet to a post; thence North 75 deg. 03'54" East 98.11 feet to an iron pin; thence North 03 deg. 58'18" East 286.07 feet to an iron pin in the line of Hunter; thence North 73 deg. 28'25" East 191.30 feet to an iron pin; thence North 64 deg. 38'27" East 820.07 feet to an iron pin; thence South 41 deg. 54'57" East 300.35 feet to an iron pin; thence North 31 deg. 28'35" East 101.62 feet to an iron pin; thence North 27 deg. 45'27" East 211.88 feet to an iron pin; thence North 54 deg. 03'59" East 136.99 feet to an iron pin; thence North 79 deg. 27'18" East 142.40 feet to an iron pin; thence North 77 deg. 27'50" East 141.62 feet to an iron pin marking the point of beginning and containing 10.938 acres, more or less.

Being a part of the same property conveyed to James Thomas Warner and wife, Cassandra F. Warner, by deed from James Thomas Warner of record in Book 10727, page 703, register's Office for Davidson County, Tennessee.
Source of Title Book 11480 Pg 574
This is unimproved property located at 1017 Hitt Lane, Goodlettsville, Tennessee 37072.

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 2005 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-Welch

State of Tennessee
County of Davidson

On this 27 day of May, in the year 2005, before me personally appeared Antoinette Regnier Welch 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
My Commission Expires on 11/22/2008

Title (Seal)

SHEREE BLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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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 25 PARCEL 195

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 1 DAY OF July 20 05

_____
Deputy Register