QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170025914 DEEDQC
Recvd: 03/28/17 09:35 2 pgs
Fees: 12.00 Taxes: 0.00
20170328-0029954

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020
(AFFIX SEAL)

ANN MARIE AKERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth D Dawson	SAME	012000-10900
(NAME)	(NAME)	
8136 Old Springfield Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Martha W. Hager, hereinafter called the Grantor(s), has/have quitclaimed unto Kenneth D. Dawson and Natalie Dawson, husband and wife, hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Being a tract of land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of that property conveyed to Joe T. Hager, Jr., in Book 6192, page 544, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated 3/10/92 by Tommy E. Walker, Tennessee License No. 1465, as follows:

BEGINNING at a point in the East margin of Old Springfield Road, said point being the most northwesterly corner of said Hager property and being a common corner to Joe T. Hager Sr., et ux (Deed Book 7245, page 49, Register's Office for Davidson County, Tennesee); thence now leaving said margin with the South line of said Hager, Sr., North 69° 00 min. 39 sec. East 549.96 feet to an existing iron pin, said Hager, Sr.'s Southeast corner; thence now with a new line South 41° 11 min. 01 sec. West 567.19 feet to a set iron pin in the East margin of said Old Springfiled Road; thence with said margin North 31° 20 min. 28 sec. West 269.15 feet to the point of beginning containing 1.67 acres, more or less.

BEING the same property conveyed to Joseph T. Hager, Jr. and wife, Martha W. Hager by Warranty Deed from the Bank of Goodlettsville, a Tennessee Banking Corporation of record in Book 8677, page 22, Register's Office for Davison County, Tennessee.

Said Joseph T. Hager, Jr. died on 3-16-15 leaving Martha W. Hager as surviving tenant by the entirety.

Subject to (1) Taxes for the year 2017 which are a lien but not yet due and payable. (2) Subject to an easement for right of way granted to Tennessee Electric Power Company of record in Book 653, page 43, said Register's Office. (3) Subject to an easement for a transmission line grated to the USA of record in Book 1163, page 305, said Register's Office. (4) Subject to an easement for right of way to the Kentucky Natural Gas Co. of record in Book 1163, page 3, said Register's Office.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑
This is improved ☐ property, known as **E/S Old Springfield Pike Goodlettsville TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand(s) this 22nd Day of February 2017.

Martha W Hager
Martha W. Hager

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha W. Hager, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February 2017.

Ann Marie Akers
Notary Public Ann Marie Akers
My Commission Expires: 05/05/2020

ANN MARIE AKERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066