THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
116 Center Court
Clarksville, TN 37040

MAP.GROUP.PARCEL:
014 00 0 092.00 and 014 00 0 093.00

Bill Garrett Davidson County
Batch# 77667 DEEDQC
04/10/2018 10:18:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180410-0033618

NEW OWNERS:
DUANE O. HANSON
SUZANNE L. HANSON
7177 DOUGLAS ROAD
JOELTON, TN 37080

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **DUANE O. HANSON and SUZANNE L. HANSON, Husband and Wife,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **DUANE O. HANSON and SUZANNE L. HANSON, Husband and Wife,** their heirs and assigns forever, the property described as follows:

TRACT 1: 014 00 0 092.00

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS, DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AND BEING SHOWN AS TRACT 23 AND 23-A, ON SAID SURVEY AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 1864.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE NORTH 82 50' WEST, A DISTANCE OF 1596.4 FEET TO A POINT; THENCE NORTH 2 15' EAST 2457.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 87 30' EAST 656.0 FEET TO A POINT AT AN OLD PLANTED STONE; THENCE SOUTH 3 30' WEST ALONG AN OLD FENCE LINE 2350.0 FEET TO A POINT; THENCE SOUTH 85 35' EAST 965.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD 190.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.2 ACRES, MORE OR LESS.

THERE IS INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE 1.01 ACRES HERETOFORE CONVEYED TO THE STATE OF TENNESSEE, OF RECORD IN BOOK 4566, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DUANE O HANSON AND WIFE, SUZANNE L HANSON, BY QUITCLAIM DEED FROM ROBERT W CLARK, TRUSTEE, DATED DECEMBER 20, 1985, OF RECORD IN BOOK 6744, PAGE 978, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2: 014 00 0 093.00

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY HICKERSON AND HICKERSON ENGINEERS DATED JULY 9, 1964, REVISED OCTOBER 20, 1964, AND REVISED MAY 31, 1965, AS FOLLOWS:

BEGINNING AT A POINT 1724.0 FEET ON THE WESTERLY MARGIN OF DOUGLAS ROAD FROM THE NORTHWEST CORNER OF CLARKSVILLE HIGHWAY AND DOUGLAS ROAD; THENCE N 83° 25' W, A DISTANCE OF 920.0 FEET TO A POINT; THENCE N 2° 00' W, A DISTANCE OF 140.0 FEET TO A POINT; THENCE S 82° 50' E, A DISTANCE OF 980.0 FEET TO A POINT IN THE WESTERLY MARGIN OF DOUGLAS ROAD; THENCE ALONG THE WESTERLY MARGIN OF DOUGLAS ROAD IN A SOUTHERLY DIRECTION A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.1 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DUANE O HANSON AND WIFE, SUZANNE HANSON, BY DEED FROM HAROLD GLEN PERRY AND WIFE, MARY W PERRY, DATED JULY 1, 1980, OF RECORD IN BOOK 5619, PAGE 685, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Quitclaim Deed is being executed for the sole purpose of combining parcels 014 00 0 092.00 and 014 00 0 093.00 also known as 7177 Douglas Rd, Joelton, TN 37080 and 7171 Douglas Rd, Joelton, TN 37080.

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

Duane O Hanson
DUANE O. HANSON

Suzanne L. Hanson
SUZANNE L. HANSON

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, DUANE O. HANSON and SUZANNE L. HANSON, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, Clarksville, Tennessee, this the 6th day of April, 2018.

Notary Public
My Commission Expires: 03/08/2022

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3-8-2022

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is none.

Morgan Mack
AFFIANT

Sworn to and subscribed before me, this 16th day of April, 2018.

Notary Public
My Commission Expires: 1/12/21

KATHERINE R. ROBERTS * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY