THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, TN 37070-0527

Karen Y Johnson Davidson County
Batch# 172550 **DEEDQC**
12/11/2018 10:05:00 AM 5 pgs
Fees: $28.00 Taxes: $185.00



20181211-0120427

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Alan Kent Farmer, a single person 309 Dry Creek Road Goodlettsville, TN 37072	Alan Kent Farmer 309 Dry Creek Road Goodlettsville, TN 37072	25-142

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANS THEODORE FARMER, and wife, CINDY FARMER, and HAL TIMOTHY FARMER, and wife, CHRISTIE FARMER,** has this day bargained and sold, and does hereby transfer and convey unto the said **ALAN KENT FARMER,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being land located off Dry Creek Road, Goodlettsville, Davidson County, Tennessee, and being further described according to a survey by John Kohl, and Company, dated December 12, 1980, as follows:

Beginning at a point in the west line of Lot 36, Solitude Acres, Section 2, Part 2, of record in Book 4300, page 138, Register's Office for Davidson County, Tennessee, said point being North 2° 34' East 266.13 feet from the north margin of Dry Creek Road; thence North 82° 30' West 218.13 feet to a point; thence North 6° 30' East 39 feet to a point; thence North 80° 00' West 364 feet to a point; thence South 11° 00' West 81 feet to a point; thence North 73° 30' W 358 feet to a point; thence North 5° 00' East 215 feet to a point; thence South 83° 27' East 928 feet to a point, thence South 2° 34' West 261.14 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Hassel T. Farmer, and wife, Henrietta L. Farmer, by Deed from Edward L. Niebruegge, and wife, Sherry L. Niebruegge of record in Book 6877, Page 416 Register's Office for Davidson County, Tennessee. The said Hassel T. Farmer having since died leaving Henrietta L. Farmer as the surviving tenant by the entirety and she having subsequently died testate (Seventh Circuit Court for Davidson County, Tennessee, Case No. 15P-1759), leaving said property to: Hans Theodore Farmer, Alan Kent Farmer and Hal Timothy Farmer as tenants in common equally. The said Cindy Farmer, wife of Hans Theodore Farmer, conveys any marital interest she may have in said property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $50,000.00

Subscribed and sworn to before me,
this 30 day of Nov., 2018.
My Commission Expires: 2/25/20

Affiant

Notary Public

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020

Said property is conveyed subject to, to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 22 day of August, 2018, the bargaining parties, having caused our names to be signed hereto on said day and date.

Hans Theodore Farmer, ***Personal Representative of the Estate of Henrietta Farmer***

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

State of Tennessee)
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hans Theodore Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Personal Representative of the Estate of Henrietta Farmer (Davidson County, Sixth Circuit Probate Court Case No. 15P-1759), and that said Personal Representative, executed the foregoing Instrument for the purpose therein contained, by personally signing his name in the capacity of the Personal Representative of the Estate of Henrietta Farmer.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of August, 2018.

GARRETT KNISLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 7/6/2020

Witness our hands this 22nd day of August, 2018.

Hans Theodrore Farmer, *individually*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Garrett Knisley, a Notary Public in and for said County and State, **HANS THEODORE FARMER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of August, 2018.

GARRETT KNISLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/6/2020

Witness our hands this 22nd day of August, 2018.

CINDY FARMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Garrett Knisley, a Notary Public in and for said County and State, **CINDY FARMER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., Tennessee, this the 22nd day of August, 2018.

GARRETT KNISLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/6/2020

Witness our hands this 4 day of September, 2018.

Hal Timothy Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **HAL TIMOTHY FARMER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4 day of Sept, 2018.

Notary Public

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness our hands this 31st day of August, 2018.

Christie Farmer

CHRISTIE FARMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B. Eidson, a Notary Public in and for said County and State, **CHRISTIE FARMER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of August, 2018.

Patricia B Eidson

Notary Public

My Commission Expires: 7-8-2019

PATRICIA B EIDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Witness our hands this 31st day of August, 2018.