Karen Johnson Davidson County
Batch# 343151 DEEDQC
01/15/2020 08:28:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005231

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Jeannine S. Hand, unmarried,** has bargained and sold, and by these presents do convey and transfer all interest I may possess to **Alan W. Hand and Clayton S. Hand, as joint tenants and retaining unto myself a Life Estate,** their heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

BEING part of Lot No. 10 of Section 1 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, described according to a survey made by Lambert and Smith, November 11, 1967, as follows:

Beginning at an iron pin at the southwest corner of the property conveyed to United States of America by deed from J. W. Midgett and wife, of record in Book 2148, page 110, said Register's Office; thence with a fence line, South 53 deg. 17 min. West 172 feet to an iron pin; thence North 32 deg. 10 min. East 129.6 feet to an iron pin; thence North 44 deg. 23 min. East 215.8 feet to an iron pin in the westerly line of the United States of America property; thence with said line, South 20 deg. 11 min. E 169.1 feet to the beginning.

Together with an easement for the purposes of ingress and egress to Lakeshore Drive from premises, described as follows:
Beginning at an iron pin at the northwest corner of the property conveyed to United States of America by deed from J. W. Midgett and wife, of record in Book 2148, page 110, said Register's Office; thence with the southerly line of the Elster Butler property, South 44 deg. 23 min. West 341 feet to an iron pin; thence westwardly 52.9 feet to the center of Lakeshore Drive; thence with said Drive, southwardly 17 feet; thence eastwardly 54 feet; thence North 44 deg. 23 min. East 341 feet, more or less, to the westerly line of the United States of America property; thence with said line, North 20 deg. 11 min. West 16.6 feet to the beginning.

BEING the same property conveyed to Billy Clayton Hand and wife, Jeannine S. Hand by Installment Deed from J. W. Midgett and wife, Nonnie A. Midgett, dated 11/24/1967, and

filed on 11/30/1967 in Book 4193, page 627, Register's Office for Davidson County, Tennessee. The said Billy Clayton Hand having since died with title being vested in Jeannine S. Hand as surviving tenant by the entirety.

This is improved property known as: 3217 Lakeshore Drive, Old Hickory, TN 37138

IN WITNESS WHEREOF, the parties have executed this instrument this 13TH day of January, 2020.

Jeannine S. Hand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannine S. Hand, 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 office, this the 13TH day of January, 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

Jeannine S. Hand
Affiant

Subscribed and sworn to before me this 13 day of January, 2019.

OLLIE MAI PARSLEE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Ollie Mai Parslee
Notary Public

My Commission Expires:
3/8/22

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Map/Parcel: 05409004500

NEW OWNER(S)
Jeannine S. Hand
3217 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner