Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me this 5TH day of March, 2020.

Notary Public

My Commission Expires: 4/6/24

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 392424 DEEDQC
04/28/2020 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200428-0044073

19-0215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael S. & Kimberly Petty		95-02-0-13.00
504 Lake Valley Court	NEW OWNER	84-16-0-172.00
Franklin, TN 37069		84-16-0-212.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael S. Petty,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey all of my right, title and interest to **Michael S. Petty and Kimberly Petty, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Tract One:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No 48 on the Map of Donelson Hills, of record in Book 2331, Page 23, Register's Office for said County, more particularly described as follows:

Beginning at a point on the west side of Donelson Hills Drive, at the intersection of Lot Nos. 48 and 49 and running in a southerly direction along the margin of said Drive, 166.6 feet to a point; thence around a curve 33.24 feet to the intersection of June Drive; thence along the northerly margin of June Drive 212.76 feet to a point; thence in a northerly direction 167.1 feet to a point; thence easterly with the line between Lot Nos. 48 and 49, 154.5 feet to the margin of Donelson Hills Drive, the point of beginning.

Being the same property conveyed to Michael S. Petty, married, by Quitclaim Deed dated April 12, 2005 from Carlene C. Elrod, unmarried, recorded April 15, 2005 at Instrument No. 20050415-0042365, Register's Office for Davidson County, Tennessee.

This property is commonly known as 238 Donelson Hills Drive, Nashville, Tennessee 37214.

Tract Two:

A certain tract or parcel of land lying in the Third Civil District of Davidson County, Tennessee, being Lot No. 16 in the Subdivision of the tract of land conveyed to W.B. Sneed, Trustee, by Alex Perry and wife, Ann Perry, the plan of which is unrecorded. Said tract of land is more particularly described as follows: Beginning at a stake on the east margin of an Avenue 30 feet wide, said margin of Lebanon Turn Pike, running thence North 2-1/2 degrees West 100 feet to a stake, the Southwest corner of Lot No. 17 in said subdivision; running thence eastwardly to a stake in the East line of the original tract; said

point being the Southeast corner of Lot No. 17 and the Northeast corner of Lot No. 16 herein described; running thence South 2-1/2 degrees East 100 feet to a stake; running thence westwardly with the North line of lot 15,200 feet to the beginning.

Being the same property conveyed to Michael S. Petty, married, by Quitclaim Deed dated April 12, 2005 from Carlene C. Elrod, unmarried, recorded April 15, 2005 at Instrument No. 20050415-0042363, Register's Office for Davidson County, Tennessee.

This being the property known as 223 Shady Grove Road, Nashville, Tennessee 37214.

Tract Three:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resub. of Lots 1 & 2 of the B.H.W. Corporation Subdivision, of record in Plat Book 6200, Page 828, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael S. Petty, married by Quitclaim Deed dated April 12, 2005 from Carlene C. Elrod, unmarried, recorded April 15, 2005 at Instrument No. 20050415-0042364, Register's Office for Davidson County, Tennessee.

This being the property known as 227 Shady Grove Road, Nashville, Tennessee 37214.

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

Witness my hand this 5th day of March, 2020.

Michael S. Petty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael S. Petty, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2020.

Notary Public – Larry N. Westbrook

My Commission Expires: 4/6/2021

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

True Copy Certification

I, Larry N. Westbrook, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Melissa A. Smith, a notary public in and for this county and state, Larry N. Westbrook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/27/23

