SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Michael Anthony Reed
506 Franklin Limestone Rd.
Nashville, TN 37217

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN ST., SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

MAP/PARCEL: 135 00 0 041.00

Karen Johnson Davidson County
Batch# 470747 DEEDQC
09/04/2020 09:58:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200904-0101182

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned, **TERRY W. REED, a married person,** has this day bargained and do hereby transfer and Quitclaim unto, **MICHAEL ANTHONY REED,** his heirs and assigns, all our right title and interest in and to a certain tract or parcel of real estate situated in Davidson County, State of Tennessee being more particularly described as follows, to-wit:

LAND in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the map for division of the Gilbert Lands, of record in Minute Book J, Page 217, of the County Court for Davidson County, Tennessee, and described according to a survey by Z.J. Wilkinson, Surveyor, dated August 8, 1953, as follows:

BEGINNING in the center of Franklin Limestone Road at a point 5 feet northeasterly from the northwest corner of the property conveyed to James A. Fields and wife, by deed from T.B. Hill, of record in Book 1874, Page 350, Register's Office for said County; thence South 67 deg. 15' East, with the northerly line of a 5 foot alley between this line and the northerly line of said Fields property 500 feet to the center of a branch; thence northeasterly with the center of said branch, 158 feet to a point in the line of the Vida Mai Wolfe property; thence with said line north 71 deg. 15' west 477 feet to the center of the Franklin Limestone Road; and thence with the center of said road, south 37 deg. 10' west 133.5 feet to the beginning.

FOR source of title to said realty reference is made to Warranty Deed from Ray F. White and wife, Linda White to Terry W. Reed, dated May 3, 1973 and recorded May 7, 1973 in Deed Book 4704, Page 825, Register's Office, Davidson County, Tennessee.

MARIE REED enters into the execution of this instrument for the purpose of conveying any and all interest she may have in said realty by virtue of her marriage to the said TERRY W. REED or otherwise.

LAURA M. REED, MARIE REED, and MARIE L. REED is one and the same person.

THIS property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, We have hereunto set our signatures this the 3rd day of September, 2020.

Terry W Reed
TERRY W. REED

Marie L Reed
MARIE L. REED

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TERRY W. REED and wife, MARIE L. REED,** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee this the 3rd day of September, 2020.

April Miller
NOTARY PUBLIC

My Commission Expires: 11/21/2020

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $___-0-____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Terry W Reed
AFFIANT

Sworn to and subscribed before me, this the 3rd day of August, 2020.

April Miller
NOTARY PUBLIC

My Commission Expires: 11/21/2020

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY