SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Jimmy Gale 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 0259.00

Karen Johnson Davidson County
Batch# 470747 DEEDQC
09/04/2020 09:58:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200904-0101183

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 and wife, MARIE L. REED,** have this day bargained and do hereby transfer and Quitclaim unto, **JIMMY GALE 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 Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr. & Company, Dated Feb. 10, 1965, more particularly described as follows:

BEGINNING at a point in the center line of Franklin Limestone Road 47 feet in a southwesterly direction from the northwesterly corner (which is in the center line of Franklin Limestone Road) of the property deeded to James F. Davis, et ux., by deed from Vida Mai Ramsey, as of record in Book 3128, Page 492, Register's office for said County, said point being approximately 4700 feet, more or less, to the margin of Murfreesboro Road, thence south 71 deg. 45' east a distance of 535 feet to an iron pin in fence; thence south 18 deg. West a distance of 52 feet to an iron pin in fence; thence north 70 deg. West a distance of 80 feet to an iron pin; thence south 43 deg. West a distance of 60 feet to a corner post; thence north 72 deg. West a distance of 462 feet along an old established fence to a nail in the center line of Franklin Limestone Road; thence along the center line of Franklin Limestone Road, north 35 deg. East a distance of 110 feet to the point of beginning. Said tract of land containing 1.2 acres, more or less.

FOR source of title to said realty reference is made to Warranty Deed from Roy S. Hunt and Helen J. Hunt to Terry W. Reed and wife, Marie L. Reed, dated and recorded March 23, 1970 in Deed Book 4405, Page 669, Register's Office, Davidson County, Tennessee.

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.

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

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 September, 2020.

April Miller
NOTARY PUBLIC

My Commission Expires: 11/21/2020

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY