RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 481103 DEEDQC
09/22/2020 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200922-0108794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2020.

NOTARY PUBLIC

My commission expires: _____

ASHLEY OSGOOD STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY MY COMMISSION EXPIRES 12-4-2023

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Holt 1029 Garland Hollow Rd Pegram Tn 37143	NEW OWNER	088-00-0-057.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Erric H. Holt and Carolyn R. Holt, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Charlotte D. Holt, an unmarried woman,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land Located in the 12th Civil District of Davidson County, Tennessee, and described as Tract No.17 of The John T. Hailey, Jr. and wife Ann S. Hailey Property, as described According to a Survey by Rex Northcutt, Registered Land Surveyor, License No.77 dated April 26, 1996 as follows:

Beginning at a Metal pin on the South Margin of a Proposed 50.00 Wide Right of Way (off Garland Hollow Road) at The Northwest Corner of the Herein described Tract said pin being 1,273.66 Feet from a Point In the Center of Garland Hollow Road, and This Point Being 211.62 Feet from the Northwest Corner of The Charles Mccoy Property; Thence with the true Point of Beginning, and with Said South Margin of Proposed 50.00 Foot Wide Right of Way North 68 Degrees 17 Minutes 40 Seconds East 275.00 feet to a point at the beginning of a Clu-De-Sa\'c7, The Northeast Corner of the herein Described Tract; Thence Leaving said Cul-de-sac South 25 Degree 35 Minutes 31 Seconds East 627.28 Feet to a Metal Pin in the North Line of Austin Powder Property, The Southeast Corner of the Herein described Tract; Thence, 111.44 Feet to a Point; Thence, South 37 degree., 26 Minutes 47 Seconds West 269.31 Feet to a Metal Pin, The Southwest Corner of the herein described Tract; Thence, Leaving Said North Line North 22 Degree 31 Minutes Seconds West 847.24 feet to the Point of beginning.

Being the same property conveyed to Charlotte D. Holt, an unmarried woman and Erric H. Holt and Carolyn R. Holt, husband and wife by Warranty deed from Sandra Flock, a single person of record in Instrument No. 20180618-0058293 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

Being also known as 1029 Garland Hollow Road Pegram, Tennessee 37143.

WITNESS OUR HAND, this 17 day of September, 2020.

Erric Holt

Erric H. Holt

Carolyn R. Holt

Carolyn R. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erric H. Holt and Carolyn R. Holt, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of September, 2020.

Notary Public

My commission expires:

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024