Parcel ID/Tax ID 018-16-0-168.00
Prepared by Reeder Enterprises Inc.

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 481105 DEEDQC
09/22/2020 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200922-0108796

KNOW BY ALL MEN BY THESE PRESENTS THAT:

Daniel Reeder, a married man, of 119 Moncrief Ave Goodlettsville, TN 37072 (the "Grantor") for and in consideration of 10.00 Dollars, do hereby bargain, sell, remise, release, quit claim and convey unto, Reeder Enterprises Inc., of 210 N Main St, Goodlettsville, TN, 37072 (the "Grantee") the following described real estate located in the county of Davidson, state of Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor dated December 7, 1968 as follows:
Beginning at an iron pin in the Northerly margin of Moncrief Avenue, said point being the Southeast corner of the property conveyed to Geneva Mosley by deed from William T. Baker and wife Mary S. Baker, of record in Book 3026, Page 477, said Register's Office; thence along Mosley's Easterly line, North 2 deg. 00' East 129.0 feet to an iron pin; thence South 89 deg. 01' East 136.0 feet to an iron pin, thence South 27 deg. 30' 57.0 feet, more or less, to an iron pin in the Northerly margin of Moncrief Avenue; thence with the margin of the same, South 50 deg. 43' West 61.0 feet, South 61 deg. 35' West 49.0 feet and South 80 deg. 00' West 78.25 feet to the point of beginning.
Being the same property conveyed by Quitclaim Deed from Davidson Pabts, LLC, a Tennessee Liability company of Goodness, LLC a Tennessee limited liability company as recorded on the 3rd day of December, 2009 in Instrument NO. 20091203-0110985; part of Quitclaim Deed from Bob Bellenfant to Davidson Pabts, LLC , a Tennessee Limited Liability Company as recorded on the 25th day of February, 2009 in Instrument No. 20090225-0016560; Final Decree Confirming Sale as recorded on the 17th day of December, 2008 in Instrument No. 20081217-0120976 and Warranty Deed from Leslie T. (Keen) Ayers to Michael D. White and wife, Debera R. White as recorded on the 21st day of February, 1995 in Deed Book 9598, Page 529, in the Register's Office of Davidson Cunty, Tennessee. An Agreed Order was filed in Instrument Number 20140918-0085706, said Register's Office for Davidson County, Tennessee.
Being same property conveyed to Daniel Reeder from Randy S. Morton and Patricia Morton described in the County Register's Deed Book/Page/Document# 201903290028609.
Being same property located at 119 Moncrief Ave. Goodlettsville, TN 37072

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

IN TESTIMONY THERE OF the Grantor has executed this instrument this 31st day of August, 2020.

Daniel Reeder

Signed, Sealed and Delivered In the Presence of:

Sign: Amanda C Carver Name: Amanda C Carver

Sign: Deisan Andrews Name: Deisan Andrews

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On this 31st day of August, 2020, before me personally appeared Daniel Reeder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

ALLISON JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Allison Johnson

Notary's Signature Allison Johnson

My Commission Expires: 6/2022

Address new owner as:
Reeder Enterprises, Inc.
PO Box 1312
Goodlettsville, TN 37070

Send Tax Bills to:
New Owner

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$560,000.00~~ *$50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Becky Burrer
(Affiant)

Sworn to and subscribed before me this
8th day of September, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

Notary Public
My commission expires: 3/8/21

This instrument prepared by and return to:
Reeder Enterprises, Inc.
PO Box 1312
Goodlettsville, TN 37070

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON