Return to:
ELEVATED TITLE
1701 BARRETT LAKES BLVD, STE 260
KENNESAW GA 30144

Karen Johnson Davidson County
Batch# 555912 DEEDQC
01/19/2021 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210119-0007638

Send Tax Notices to:
GENE GORDON CARNEY AND JANET J. CARNEY
4420 STENBERG ROAD
WHITES CREEK, TN 37189

FILE NO. LTN20134756

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GENE GORDON CARNEY JANET J. CARNEY	GENE GORDON CARNEY JANET J. CARNEY	039 00 0 036.00
4420 STENBERG ROAD WHITES CREEK, TN 37189	4420 STENBERG ROAD WHITES CREEK, TN 37189	

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, **GENE GORDON CARNEY**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **GENE GORDON CARNEY AND JANET J. CARNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A TRACT OF LAND IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO GENE CARNEY, ETUX IN DB 20100415, MAP 39 MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 020712 BY WILLIAM R. VICK. RLS #1876 AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF A POWER POLE IN THE NORTHERLY MARGIN OF STENBERG ROAD, SAID PIN BEING IN THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO REX BRACY, ETUX (DB 11348, PG 62, RODCT); THENCE NOW LEAVING SAID MARGIN OF STENBERG ROAD S 70 DEG 12'37"E, 236.97'; THENCE WITH THE SAME FOR THE NEXT TWO (2) CALLS AS FOLLOWS:
1.) N 74 DEG 31 '07" W, 156.55'
2.) N 79 DEG 57'47" W, 170.50'
TO A POINT, SAID POINT NOW LEAVING SAID MARGIN WITH THE EASTERLY LINE OF STENBERG ROADS 14DEG 79'03" W, 524.99', CROSSING CARNEY CREEK TO A POINT BEING THE MOST NORTHWESTERLY CORNER OF THE THEREIN DESCRIBED TRACT; THENCE N 75 DEG 40'57" W TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF A LOGGING ROAD. SAID

PIN BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 71 DEG 35'50" W, 179.99' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF SAID LOGGING ROAD; THENCE S 89 DEG 79' 15" W, 175.33' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF SAID LOGGING ROAD; THENCE S 75 DEG 05'58" E, 109.72' TO AN IRON PIN ON THE SOUTHWESTERLY SIDE OF SAID LOGGING ROAD, SAID PIN BEING THE MOST NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE S 14 DEG 79'03 W, 367.92' TO THE POINT OF BEGINNING CONTAINING 5.152 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GENE GORDON CARNEY BY A DEED DATED FEBRUARY 10, 2012 AND RECORDED FEBRUARY 10, 2012, AS INSTRUMENT NO. 20120210-0012075, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 4420 STENBERG ROAD, WHITES CREEK, TN 37189

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 15th day of December, 2020.

Gene Gordon Carney
GENE GORDON CARNEY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Keisha D. Aighewi of the state and county mentioned, personally appeared **GENE GORDON CARNEY** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

KEISHA D AIGHEWI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Keisha D. Aighewi
Notary Public
Printed Name: Keisha D. Aighewi
My Commission Expires: 11-8-2022

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 15th day of December, 2020.

Notary Public

My commission expires: 11-8-2022

KEISHA D AIGHEWI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

True Copy Certification

I, Benjamin D. Farrar, Esq., 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 Georgia

County of Paulding

Personally appeared before me, Angela Callahan, a notary public for this county and state, Benjamin D. Farrar, 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: 7/18/2022
Notary' Seal (if on paper)

OFFICIAL SEAL
ANGELA CALLAHAN
Notary Public, Georgia
PAULDING COUNTY
My Commission Expires
JULY 18, 2022