Prepared By:
MONTE TODD OFFUTT
6266 LICKTON PIKE
GOODLETTSVILLE TN 37072

After Recording Return To:
MONTE TODD OFFUTT
6266 LICKTON PIKE
GOODLETTSVILLE TN 37072

Karen Johnson Davidson County
Batch# 575622 DEEDQC
02/23/2021 11:25:33 AM 17 pgs
Fees: $87.00 Taxes: $0.00

20210223-0021928

TAX PARCEL ID #:
012000182.00
012000183.00
012000159.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that MONTE TODD OFFUTT & KELLY FAYE OFFUTT, *("Grantor")*, a DAVIDSON COUNTY RESIDENTS **whose address is** 6266 LICKTON PIKE GOODLETTSVILLE, TN 37072, ***TO*** MONTE TODD OFFUTT & KELLY FAYE OFFUTT *("Grantee")*, **whose address is** 6266 LICKTON PIKE GOODLETTSVILLE, TN 37072, all right, title, interest and claim to the following real estate property located at 6266 LICKTON PIKE in the City/Township of GOODLETTSVILLE, located in the County of DAVIDSON and State of TENNESSEE and ZIP code of 37072, to-wit: FOR THE RE-COMBINING OF ABOVE PROPERTIES INTO ONE PARCEL
Property having Lot No. _____, with the Section No. _____, and property beginning at SEE ATTACHED DISCRIPTIONS.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of FEB 9TH 2021.

_____, _____,

_____ _____

_____ _____

Mail Subsequent Tax Bills To:

MONTE TODD OFFUTT &
KELLY FAYE OFFUTT
6266 LICKTON PIKE,
GOODLETTSVILLE TN
37072

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

N/A MTO KFO

Kelly F. Offutt
(Grantor's Signature)

MONTE TODD OFFUTT
Kelly Faye OFFutt
(Grantor's Printed Name)

Kelly F. Offutt
(Grantee's Signature)

MONTE TODD OFFUTT
KELLY Faye OFFutt
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Monte Offutt
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Jane K. Jones
(SECOND WITNESS NAME TYPED)

Grantee's Address:

6266 LICKTON PIKE
GOODLETTSVILLE TN
37072

Grantor's Address:

6266 LICKTON PIKE
GOODLETTSVILLE TN
37072

STATE OF TN)
) **SS.**
COUNTY OF Williamson)

The foregoing Quit Claim Deed was acknowledged before me on 2/9/21 by Monte Todd Offutt, Kelly Faye Offutt, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Mary V. Reddinger
(Signature of Notary)

Mary V. Reddinger
(Printed Notary Name) _____,

_____

My Commission expires: 9/20/23

MARY V REDDINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-20-2023

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 23 day of Feb, 2021.

Notary

MARY V REDDINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-20-2023

159

STATE OF TENNESSEF
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOV. 19 91.

B. Edwards
Deputy Register

Document Prepared by:
Carol L. Soloman, Attorney at Law
One Church St. Suite 360
Nash. TN. 37201

BOOK 8477 PAGE 329

AFFIDAVIT

I, Carol L. Soloman, the owner of land recorded in Deed Book 8398, Page 938 and being taxed in map 12, parcel 159, do hereby certify that I am the sole and lawful owner of said land. I hereby wish to subdivide this land into three (3) parcels as shown on the accompanying survey. I have recorded easement from the property owner of record of parcel 119 of map 18 which adjoins my land to the South and West. My driveway and water line encroach upon the tract of land being parcel 119 of map 18 and it is within the easement as of record in Book 8474, Page 501, in the Register of Deed's Office for Davidson County. As of record, to be implemented along with this survey, I hereby wish to dedicate an easement for ingress and egress, water supply lines, electrical poles and lines, phone lines, and/or gas or other utilities as such, as follows:

Tract No. 1 and 2 shall have easement through Tract No. 3 as shown on the dotted line per plat. This easement given to each Tract No. 1 and 2 through Tract No. 3 shall include the easement mentioned above encroaching parcel 119 of map 18.

Utility poles and/or water lines may not necessarily follow the road. The poles, to be installed by Nashville Electric Service, to this date, have not been installed. Wherever they place these poles and lines in the near future, is where the easement for these utilities shall lie. Each tract, 1, 2 and 3 shall have rights to use these lines in accordance with NES.

5.8.99

IDENTIFICATION

Nov 1 1 1PM

FILED

CAROL L. SOLOMAN

STATE OF TENNESSEE)
)

Book
8477
Page
330
MAP

QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.
BILL GARRETT, Davidson County Trans:T20170006602 DEEDQC Recvd: 01/24/17 08:52 3 pgs Fees:17.00 Taxes:0.00 20170124-0007470	

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Monte Todd & Kelly F. Offutt 6266 Lickton Pike Goodlettsville, TN 37072	Monte Todd & Kelly F. Offutt 6266 Lickton Pike Goodlettsville, TN 37072	012 00 0 181.00

THIS INDENTURE, Made the 20th day of December, 2016, between **Carol L. Solomanas** party or parties of the first part, hereinafter called Grantor, and **Monte Todd & Kelly F. Offutt,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

N/S Lickton Pk W of Old Dickerson Pk, Map & Parcel # 012 00 0 181.00, Book 9985, page 436, and more properly described as follows: Beginning at an iron pin (found), a corner to Carol L. Soloman (deed book 8398, pg. 938), and being the most northwest corner of this tract with said point being the most northwest corner of property conveyed to Better Home Builders, Inc. in book 9902, page 450; THENCE North 82° 41′ 56″ East for a distance of 149.88 feed to an iron pin (found), a corner to said Soloman; THENCE South 06° 50′ 59″ East for a distance of 150.00 feet to an iron pin set; THENCE South 82° 41′ 55″ West for a distance of 149.85 feet to an iron pin set; THENCE North 06° 51′ 43″ West for a distance of 150.00 feet to an the (sic) beginning, containing 0.52 acre more or less..

This portion of land is to become a perminant (sic) part of the adjoining land also owend by Grantee (Soloman). It is NOT to be construed a separate parcel for any reason.

Being a portion of the same property conveyed to Better Home Builders, Inc., by Warranty Deed from Darlene Moore and recorded in Deed Book 9902, Page 450.

Being the same property conveyed to Carol L. Soloman, by Quitclaim Deed from Better Home Builders, Inc., a Tennessee Corporation, of record in Book 9985, page 436, Register's Office for Davidson County, Tennessee.

This property is commonly known as **N/S LICKTON PK W OF OLD DICKERSON PK** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Carol L. Soloman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 5/8/2017

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December, 2016, before me personally appeared, **Carol L. Soloman,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2016.

Notary Public
My Commission Expires: 5/8/2017

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

10100

This instrument prepared by; Better Home Builders, Inc., 6266 Lickton Pk., Goodlettsville, TN. 37072

Quit Claim

BOOK 9985 PG 436

~~WARRANTY~~ DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol L. Soloman (NAME)		Map 18
6266 Lickton Pk. (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par. P/O
Goodlettsville, TN. 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	120

FOR AND IN CONSIDERATION of the sum of One and no/100---------- Dollars,

Better Home Builders, Inc., a Tennessee Corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said and quitclaim its interest Carol L. Soloman

the Grantors herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

land described according to a survey by Ray G. Cole, Resgistered Land Surveyor No. 924, dated December 6, 1995, as follows:
Beginning at an iron pin (found), a corner to Carol L. Soloman (deed book 8398, pg. 938), and being the most northwest corner of this tract with said point being the most northwest corner of property conveyed to Better Home Builders, Inc. in book 9902, page 450; THENCE North 82 °41' 56" East for a distance of 149.88 feet to an iron pin (found), a corner to said Soloman;
THENCE South 06° 50' 59" East for a distance of 150.00 feet to an iron pin set;
THENCE South 82° 41' 55" West for a distance of 149.85 feet to an iron pin set;
THENCE North 06° 51' 43" West for a distance of 150.00 feet to an the beginning, containing 0.52 acre more or less.

This portion of land is to become a perminant part of the adjoining land also owned by Grantee (Soloman), it is NOT to be construed a seperate parcel for any reason.

Being a portion of the same property conveyed to Better Home Builders, Inc., by Warranty Deed from Darlene Moore and recorded in Deed Book 9902, Page 450.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is ____

Subscribed and sworn to before me this the 20th day of March 19 96

My commission expires 3-27-99

(Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as ____ (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to the Grantee, their (successors, heirs and assigns) forever. And the Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the Grantee, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9985PG437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The Undersigned _____, *a Notary Public of the State and County aforesaid, personally appeared* Dunklin Murrey _____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *self to be* President _____ *of the* Potter Stone Builders, Inc. _____, *the within named bargainor, a corporation, and that* he *he as such* Pres _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* Him *self as* Pres

Witness my hand and seal, at office in Nashville _____
this 20th *day of* March, *19*96

Commission expires 3-27-99 _____ _____ *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

PICK-UP

96 MAR 20 PM 4:02
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0162158
IDENTIF. & REFERENCE

0631

QUITCLAIM DEED BILL GARRETT, Davidson County Trans:T20160114480 DEEDQC Recvd: 12/29/16 09:41 3 pgs Fees:17.00 Taxes:0.00 20161229-0136719	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Monte Todd & Kelly F. Offutt 6266 Lickton Pike Goodlettsville, TN 37072	Monte Todd & Kelly F. Offutt 6266 Lickton Pike Goodlettsville, TN 37072	012 00 0 182.00

THIS INDENTURE, Made the 20th day of December, 2016, between **Carol L. Solomanas** party or parties of the first part, hereinafter called Grantor, and **Monte Todd & Kelly F. Offutt,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee,** to-wit:

N/S Lickton Pk W of Old Dickerson Pk, Map & Parcel # 012 00 0 182.00, Book 8398, page 938, and more properly described as follows: Beginning at an iron pin in the northerly margin of Lickton Road, said point being North 87° 42' 58" East 180.49 feet from the southeast corner of the property of Carl L. Gibson, et ux, of record in Book 5785, page 87, Register's Office for Davidson County, Tennessee; thence, North 6° 50' 59" West 1,250.00 feet to an iron pin; then, South 85° 28' 11" West 271.56 feet to an iron pin in the line of the property of Carl L. Gibson, et ux, of record in Book 5785, page 84, said Register's Office; thence, North 12° 55' 32" West 411.03 feet to an iron pin; thence, North 15° 06' 49" West 986.66 feet to an iron pin in the line of the property of Robert S. Blazer of record in Book 4953, page 123, said Register's Office;

thence with the line of Blazer, South 87° 10′ 20″ East 341.11 feet to an iron pin; thence South 80° 39′ 41″ East 350.00 feet to an iron pin; thence South 13° 27′ 22″ East 898.33 feet to an iron pin; thence South 82° 35′ 15″ West 269.08 feet to an iron pin; thence South 6° 50′ 59″ East 1,600.69 feet to an iron pin in the northerly margin of Lickton Road; thence with said margin of said road, South 87° 35′ 28″ West 50.15 feet to the point of beginning and containing 18.48 acres, more or less.

Being the same property conveyed to Charles D. Patterson and wife, Kathy M. Patterson, by deed from Patricia Hitt Wilson Effinger, individually and as Executrix of the Estate of Dorty Hardcastle Hitt, deceased, of record in Book 7103, page 630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol L. Soloman, by deed from Charles D. Patterson and wife, Kathy M. Patterson, of record in Book 8398, page 938, Register's Office for Davidson County, Tennessee.

This property is commonly known as **N/S LICKTON PK W OF OLD DICKERSON PK** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Carol L. Soloman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December, 2016, before me personally appeared, **Carol L. Soloman,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2016.

Notary Public
My Commission Expires: 5/8/2017

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

182

Prepared by: Carol L. Soloman 6266 LICKTON PK GOODLETTSVILLE TN

~~WARRANTY~~ DEED
QUITCLAIM

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Better Home Builders, Inc.		Map 12
(NAME) 6266 Lickton Pk.	(NAME) SAME	Par. P/O
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN.37072	(STREET ADDRESS)	182
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Dollar

Dollars,

BOOK 9985 PG 434

Carol L. Soloman *has bargained and sold, and does hereby transfer and convey unto the said* and quitclaim her interest

Better Home Builders, Inc., A Tennessee Corp.

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:*

Beginning being a portion of property conveyed to Carol L. Soloman in Deed Book 8398, Page 938, RODCT and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated Jan.10, 1996 as follows: Beginning at an iron pin found in the Northerly margin, 25 feet from the center line of Lickton Pike, the most southeast corner of this tract, and being the most southwest corner of Better Home Builders, Inc. (deed Bk. 9902, Pg. 450);

THENCE South 87° 44' 37" West for a distance of 20.06 feet to an iron pin set in the margin of Lickton Pk;

THENCE North 06° 51' 43" West for a distance of 800.00 feet to an iron pin set;

THENCE North 83°08'17" East for a distance of 20.00 feet to an iron pin set in the line of said Better Home Builders, Inc.;

THENCE South 06° 51' 43" East for a distance of 801.61 feet to the beginning.

Said property contains 0.37 acres ±.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ @

Affiant

Subscribed and sworn to before me, this the 20th day of March, 19 96

My commission expires: 3-27-99 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

~~TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said~~

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

P. 4 9985 PG 435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The Undersigned *, a Notary Public in and for said County and State,* Carol C. Solomon

the within named bargainor , with whom I am personally acquainted, and who acknowledged that SLG *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* 20th *day of* March *, 19*98

Commission expires 3-27-99

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of , 19

Notary Public

Commission expires

0637 03/20 0101 03CHECK 8.00

PICK-UP

96 MAR 20 PM 4:01

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0162157

IDENTIF. + REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED