Karen Johnson Davidson County
Batch# 579153 DEEDQC
02/26/2021 08:40:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210226-0024366

Quitclaim Deed

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $1.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2021 Notary Public My commission expires: 12/19/23

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
139 MAPLE ROW BLVD., SUITE 104
HENDERSONVILLE, TN 37075

Address of Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Betty Jane Copeland Falbe 209 Northwind Drive Goodlettsville, TN 37072	Betty Jane Copeland Falbe 209 Northwind Drive Goodlettsville, TN 37072	33.14/40

For and in consideration of one dollar ($1.00) and/or other good and valuable consideration, Betty Jane Copeland Falbe and Wayne P. Falbe (deceased), hereinafter called the Grantor(s), release and quitclaim to Betty Jane Copeland Falbe, James Philip Falbe and William Jesse Falbe as joint tenants with rights of survivorship and hereinafter called the Grantee(s), a certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Pleasant Hill Subdivision, as of record in book 3300, page 7, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Northwind Drive, at the corner of Lots Nos. 73 and 74; thence with the line between said lots easterly 250.1 feet to the line of Lot no. 68; thence with the line between Lots Nos. 68 and 74, northeasterly 109.6 feet to a point; thence westerly 187 feet to a 12 inch hackberry; thence northerly 10 feet to a concrete monument; thence westerly 89 feet to the easterly margin of Northwind Drive; thence with the margin of the same southerly 77.1 feet to the point of beginning.

BEING the same property conveyed to Wayne P. Falbe and wife, Betty Falbe, by deed from James Edward Kimbro and wife, Lucille Field Kimbro, of record in Book 3860, page 919, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 3251, page 73, as amended by instrument of record in Book 3317, page 269, and to easements, setback lines, etc. as shown on plan of record in Book 3300, page 7, R.O.D.C., Tennessee.

Grantors do hereby convey, release and quitclaim all of the Grantors' rights, title, and interest in and to the above described property and premises subject to the Restrictions described above to the Grantee and assigns forever.

Betty Jane Copeland Falbe and Betty Falbe are one in the same person.

WITNESS OUR HANDS EFFECTIVE AS OF THIS 1 DAY OF February, 2021.

Betty Jane Copeland Falbe

Betty Jane Copeland Falbe

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1 day of February, 2021 before me personally appeared Betty Jane Copeland Falbe to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public
My commission expires: 1/3/2022

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 3, 2022