Karen Johnson Davidson County
Batch# 624924 DEEDQC
04/29/2021 09:06:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210429-0057198

THIS INSTRUMENT WAS PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Sharon J Muller **Affiant** Subscribed and sworn to before me, this 28th day of April, 2021. Notary Public My Commission Expires: 10/17/23

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
Samuel A. Fakunle
110 East Cedar Street
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Map-Parcel Number:
P/O 02601008000

QUITCLAIM DEED

This Quitclaim Deed is made and entered into by **RICHARD A. POPE, JR., DAVID O. TYREE AND CATHRYN E. TYREE, sole heirs at law of Kathryn Hunt, deceased,** and **TIMOTHY WHITE, sole heir at law of Linda White, deceased** (the "Grantors").

WHEREAS, by Warranty Deed of record in Instrument No. 20070821-0099970, Register's Office for Davidson County, Tennessee (the "Deed"), Kathryn Hunt and Linda White, Devisees of the Last Will and Testament of Myrtle A. Freeman, Deceased, conveyed certain real property described therein to Randy K. Cain and wife, Tonya L. Cain; and

WHEREAS, the Deed did not contain a complete description of the land to be conveyed, having omitted a tract of land with approximate dimensions of 50' x 150' conveyed to M. H.

Freeman and wife, Myrtle Adams Freeman in 1947 by deed of record in Book 1518, page 623, Register's Office for Davidson County, Tennessee (the "Omitted Tract"); and

WHEREAS, in 2017 Randy K. Cain and wife, Tonya L. Cain subsequently conveyed the incompletely described property to Samuel A. Fakunle by deed of record in Instrument No. 20170405-0033391, said Register's Office, which deed did not include the Omitted Tract; and

WHEREAS, the said Kathryn Hunt and Linda White, Devisees of the Last Will and Testament of Myrtle A. Freeman, have both since died intestate, leaving Richard A. Pope, David Tyree, and Katie Tyree as the sole heir(s) at law of Kathryn Hunt, and Timothy White as sole heir at law of Linda White; and

WHEREAS, the Grantors wish to convey the Omitted Tract inadvertently omitted from the Deed to the current owner.

NOW, THEREFORE, for the purpose of conveying the Omitted Tract to the current owner, and **FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby release, remise and quitclaim unto **SAMUEL A. FAKUNLE** ("Grantee"), his heirs and assigns, all of their right title and interest in and to the Omitted Tract, described as follows:

> Land in Davidson County, Tennessee, being located in the town Goodlettsville, on the north side of Cedar Street, fronting 50 feet on said street, beginning in the north margin of said street, S. J. Fentress's (now Joseph E. Snyder's) southwest corner and running northerly with S. J. Fentress's (now Joseph E. Snyder's) West boundary line 150 feet; thence westerly 50 feet to a stone; thence Southerly 150 feet to the margin of Cedar Street; thence Easterly with margin of said street 50 feet to the beginning.
>
> Being the same property conveyed to M. H. Freeman and wife, Myrtle Adams Freeman, by deed from Ed M. Bond and wife, Sue Tate Bond dated September 17, 1947 and of record in Book 1518, page 623, Register's Office for said County. The said M. H. Freeman, predeceased Myrtle Adams Freeman, who died on March 22, 2007 in Davidson County, Tennessee. By Last Will and Testament of Myrtle A. Freeman, entered into probate under Probate No. 07P-596, Probate Court for Davidson County, Tennessee, the said Myrtle Adams Freeman, being one and the same as Myrtle A. Freeman, devised all real property as part of her residuary estate to her daughters, Kathryn Hunt and Linda White. The said Kathryn (Freeman) Hunt died intestate on August 28, 2015, leaving Richard A. Pope, David O. Tyree, and Katie Tyree as her sole heir(s) at law. The said Linda (Freeman) White died on February 6, 2016, leaving her son, Timothy White, as her sole heir at law.

This conveyance is made subject to all matters of record.

This is improved property known as 110 East Cedar Street, Goodlettsville, TN 37072, Tennessee.

[See following pages for signatures]

WITNESS the execution of this Quitclaim Deed this 13th day of April, 2021.

RICHARD A. POPE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RICHARD A. POPE, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 13th day of April, 2021.

Notary Public

My Commission Expires: May 2, 2022

PHILLIP P. WELTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

837316.1/020210280

WITNESS the execution of this Quitclaim Deed this 26 day of April, 2021.

David O. Tyree
DAVID O. TYREE

STATE OF KENTUCKY
COUNTY OF Woodford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID O. TYREE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Versailles, Kentucky, on this the 26th day of April, 2021.

Notary Public

My Commission Expires: 7/20/24

Samantha Bracco
Notary Public, ID KYNP11339
State at Large, Kentucky
My Commission Expires on July 20, 2024

SAMANTHA BRACCO NOTARY PUBLIC STATE AT LARGE KENTUCKY

837316.1/020210280

WITNESS the execution of this Quitclaim Deed this 16 day of April, 2021.

CATHRYN E. TYREE

STATE OF IOWA
COUNTY OF Jones

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CATHRYN E. TYREE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anamosa, Iowa, on this the 16 day of April, 2021.

Notary Public

My Commission Expires:

STEPHANIE COFFEY
Commission Number 711160
My Commission Expires
07-05-2022

837316.1/020210280

WITNESS the execution of this Quitclaim Deed this 13th day of April, 2021.

TIMOTHY WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TIMOTHY WHITE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, on this the 13th day of Apr., 2021.

Notary Public

My Commission Expires: May 2, 2022

PHILLIP P. WELTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

837316.1/020210280

True Copy Certification

I, Catherine H. Gwyn, 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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn, 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: 10-17-2023

Notary's Seal

