Karen Johnson Davidson County
Batch# 649249 DEEDQC
06/03/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210603-0074882

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 26th day of May, 2021

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Monty L. Saine, Liann M. Patin and Jeremiah Vincent Patin
210 E End Rd
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Monty L. Saine, Liann M. Patin and Jeremiah Vincent Patin
210 E End Rd
Goodlettsville, TN 37072

MAP AND PARCEL NUMBER: 00200003600

QUITCLAIM DEED

21NT00902

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Monty L. Saine, unmarried

By these presents do remise, release and **QUITCLAIM** unto

Monty L. Saine, unmarried, Liann M. Patin and Jeremiah Vincent Patin, wife and husband, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows to-wit: Tract One: Being a tract of Land in the 10th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at an nail and shiner in a locust stump on the southerly margin of East End Road, said stump being 260 feet more or less as measured along said East End Road margin from Necie Patterson's Northwest corner (DB 5931, Page 475, Rodct); thence S 23 degrees 00' 35" E, 764.89 feet to a set Iron pin in the North line of Pauline Mason (DB 4709, Page 328, Rodct); thence with said Mason's North line, N 77 degrees 30' 29" W, 300.00 feet to a set Iron pin, corner to H. L. Adams (DB 1236, Page 632, Rodct); thence with said Adams West line N 23 degrees 02' 38" E, 809.44 feet to a set Iron pin on the Southerly margin of said East End Road; thence with said margin and curve to the Left (I=60 degrees 53' 14", R=215.98 feet, LC=218.88 feet, CB=S 61 degrees 54' 09" E), 229.52 feet to a point; thence South 88 degrees 09' 59" E, 82.00 feet to the point of beginning. Tract Two: Being a tract of Land in the 10th Civil District of Davidson County, Tennessee, and being described as follows: Beginning at an Iron pin in the Southerly margin of East End Road in the West line of Necie W. Patterson (DB 5931, Page 475, Rodct); said pin being the Northeast

corner of the herein described tract; thence with said Patterson's West line South 01 degrees 17' 21" E, 782.81 feet to an existing stone in the North line of Pauline Mason (B 4709, Page 328 Rodct); thence with said Mason's North line, N 77 degrees 30' 29" W, 632.15 feet to a set Iron pin; N 23 degrees 00' 35" E, 764.89 feet to a nail and shiner in a locust stump on the Southerly margin of said East End Road; thence with said margin S 88 degrees 09' 59" E, 47.61 feet to a point; thence with a curve to the Right, (I=21 degrees 37' 08", R= 691.20 feet, LC=259.26, CB=S 77 degrees 22' 58" E), 260.80 feet to the point of beginning.
Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Affidavit of Affixation as recorded in Instrument No. 200809040090638 , Register's Office for Davidson County, Tennessee. 2. Water/Sewer Easement as recorded in Instrument No. 201202060010699, Register's Office for Davidson County, Tennessee. 3. Restrictive Covenant for detached structure as recorded in Instrument No. 200110030107316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monty L. Saine, unmarried by Warranty Deed from Michael I. Phillips and Catherine M. Phillips, husband and wife as recorded 08/27/2014 in Book NA at Page NA as Document 20140827-0078241.

Commonly Known As: 210 E End Rd, Goodlettsville, TN, 37072
Tax ID: 00200003600

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 our hands this 26th day of May, 2021.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Monty L. Saine

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Monty L. Saine**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2021

Notary Public

My Commission expires: 7 / 9 / 24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Liann M. Patin

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Liann M. Patin,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2021.

Notary Public

My Commission expires: 7/9/24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Jeremiah Vincent Patin

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeremiah Vincent Patin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of May, 2021.

Notary Public

My Commission expires: 7/9/24.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024