THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 666773 DEEDQC
06/28/2021 12:59:48 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210628-0087307

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Austyn Greer 110 Emma Drive Portland, Tennessee 37148	Same	033-00-0-058.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RITA PERRY as Custodian to AUSTYN GREER, under the Tennessee Uniform Transfers to Minors Act,** has this day bargained and sold, and does hereby transfer and convey **any and all interest she may have as Custodian for Austyn Greer, unto the said AUSTYN GREER, an adult person,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 6 on the plan of the Subdivision of the Home Place of Malachi Lowe, deceased, not of record, described as follows:

Beginning on the northerly margin of a lane, called Lowe Avenue, 105 feet westerly from what was formerly D. H. Hall's southwest corner of the, the southwest corner of a part of said Lot No. 6 conveyed to Dennis Underwood, by deed from Thomas J. Lowe and wife, of record in Book 1025, page 390, in the Register's Office for said County; thence with said Underwood's western boundary line, north 2 3/4° East 481.8 feet to his northwest corner; thence north 87° West 618 feet, more or less, to the northeast corner of Lot No. 5 conveyed to W.F. Clark, by deed from A.R. Clark and wife, of record in Book 739, page 230, said Register's Office; thence with the line between Lots Nos. 5 and 6, south 2 3/4° West 481.8 feet to the northerly margin of said Avenue, the southeast corner of Lot No. 5; thence with the northerly margin of said Avenue, South 87° East 618 feet, more or less, to the beginning, containing 6.84 acres, more or less.

Being the same property conveyed to KENNETH W. GOBER AND WIFE, BESSIE M. GOBER, by deed from FRANK E. NEAL AND WIFE, LELA M. NEAL, of record in Book 3878, page 734, dated April 8, 1965, said Register's

Office. The said Bessie M. Gober having since died on or about February 20, 2018, leaving Kenneth W. Gober the surviving tenant by the entirety. The said Kenneth W. Gober having since died testate on or about September 25, 2018. DEBRA K. WORRELL, EXECUTRIX OF THE ESTATE OF KENNETH W. GOBER, pursuant to his will in Chancery-Probate Court for Robertson County, Docket No. CH-18-CV-455 devised a portion of the above property to his son, Michael W. Greer and a portion of the property to Haydon Greer and Austyn Greer. Michael W. Greer, predeceased Kenneth W. Gober and pursuant to Tenn. Code Ann. §32-3-105 his interest passed to his children, Haydon Greer, Austyn Greer and Emma Nicole Greer as his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20210628-0087306 For further reference see Executrix's Deed of record in Instrument No. 20200904-0101320, dated March 16, 2020, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4337, PAGE 913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$-0-**.
Subscribed and sworn to before me
this 24th day of June, 2021.
My Commission Expires: 1/31/2024

Affiant

Judy Callis
Notary Public

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

This is improved property located 1274 Lowes Lane, Goodlettsville, Davidson County, Tennessee 37072.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 24 day of June, 2021.

x Rita Perry
RITA PERRY, Custodian to AUSTYN GREER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared the within named, **RITA PERRY,** with whom I am personally acquainted (or proved her identity to me), in her capacity as **Custodian to Austyn Greer,** the bargainor, and acknowledged that she, with full authority so to do as Custodian to Austyn Greer, executed the foregoing for the purposes therein contained by signing as Custodian to Austyn Greer.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY