Karen Johnson Davidson County
Batch# 681678 DEEDQC
07/22/2021 11:18:21 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20210722-0098512

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Angela M Welch, Affiant
Subscribed and sworn before me this the
22 Day of July, 2021.
Brandi Wells, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Angela Marie Welch
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
Angela Marie Welch, Grantee(s)
4704 Kalamath Dr.
Old Hickory, TN 37138
Consideration: $ 1.00
Property Transfer Tax: $0
Assessor's Parcel No.: 06412004500
PREPARED BY: Angela Marie Welch certifies herein that he or she has prepared this Deed.

Angela M Welch
Signature of Preparer

3/31/2021
Date of Preparation

ANGELA M WELCH
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 3-31-2021 in the County of Davidson, State of Tennessee
by Grantor(s), Carolyn Marie "Briggs" Binkley,
whose post office address is 9697 Hartsville Pike Lebanon, TN 37087,
to Grantee(s), Angela Marie Welch,
whose post office address is 4704 Kalamath Dr. Old Hickory, TN 37138,

WITNESSETH, that the said Grantor(s), Carolyn Marie "Briggs" Binkley,
for good consideration and for the sum of One Dollar
($1) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Carolyn M Binkley
Signature of Grantor

CAROLYN M BINKLEY
Print Name of Grantor

Signature of First Witness to Grantor(s)

TK Vaughn
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Angela M Welch
Signature of Grantee

ANGELA M WELCH
Print Name of Grantee

Signature of First Witness to Grantee(s)

TK Vaughn
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Wilson

On March 31, 2024, before me, Amy Murphy, a notary public in and for said state, personally appeared, Angela Welch and Carolyn Binkley who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Amy Murphy
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Drivers License

(Seal)

AMY MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Exhibit "A"

See Attachments

Exbit A
Page 1 of 3

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 064 12 0 045.00
Current Owner: BRIGGS, CAROLYN M.
Mailing Address: 4704 KALAMATH DR OLD HICKORY, TN 37138
Zone: 7
Neighborhood: 6228

Location: 4704 KALAMATH DR
Land Area: 0.39 Acres
Most Recent Sale Date: 11/14/1983
Most Recent Sale Price: $0
Deed Reference: 00006190-0000968
Tax District: GSD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2020
Land Value: $35,000
Improvement Value: $101,100
Total Appraisal Value: $136,100

Assessment Classification*: RES
Assessment Land: $8,750
Assessment Improvement: $25,275
Assessment Total: $34,025

LEGAL DESCRIPTION

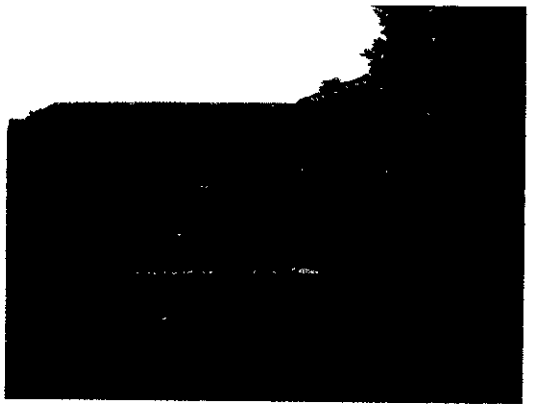
LOT 343 SHERWOOD FOREST SEC 4

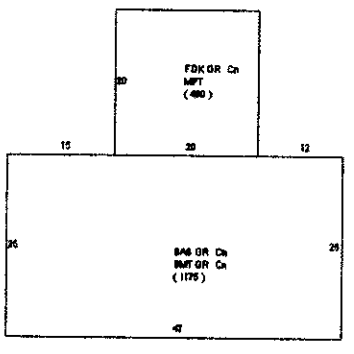
IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1976
Square Footage: 1,774
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 5
Beds: 3
Baths: 1
Half Bath: 1
Fixtures: 7

Exterior Wall: BRICK
Frame Type: RESD FRAME
Story Height: ONE STY
Foundation Type: FULL BSMT
Roof Cover: ASPHALT





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

Exhibit A
Page 2 of 3

QUITCLAIM DEED

BOOK 6190 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Carolyn M. Briggs (NAME)	Same (NAME)	64-12
4704 Kalamath Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 45
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jerry W. Briggs, by these presents do hereby quitclaim and convey unto Carolyn M. Briggs, her successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot No. 343 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182-184, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Woodrow W. Starkey and wife, Mettie C. Starkey by deed of record in Book 5360, Page 59, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Briggs and wife, Carolyn M. Briggs from Woodrow W. Starkey and wife, Mettie C. Starkey, by deed of record in Book 5586, page 588, R.O.D.C.

H 91059

IDENTIF. REFERENCE

DEC 0 2 38 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 1st day of December, 1983

My Commission expires: 4-20-86 (Affix Seal)

X Carolyn M. Briggs
Affiant

Notary Public

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

Exhibit A
Page 3 of 3

9266

12/08 6.00- CHECK

BOOK 6190 PAGE 969

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JEFFREY S. HENRY, a Notary Public in and for said County and State, Jerry W. Briggs

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

Witness my hand and official seal at NASHVILLE, DAVIDSON COUNTY, TENNESSEE this 14th day of NOVEMBER, 1983.

JEFFREY S. HENRY NOTARY PUBLIC TENN. AT LARGE

Notary Public

Commission expires 7-16-1984

STATE OF
COUNTY OF

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_____