Karen Johnson Davidson County
Batch# 688056 DEEDQC
07/30/2021 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0103099

Name and Address of New Owner:
Tracye DeAnn Plunk
Tanya LeAnn Clark
21 Paddock Dr.
New Hope, PA 18938

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC/lg
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 17400011200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tracye DeAnn Plunk and Tanya LeAnn Clark, heirs at law of Billy Dean Dobson, deceased,** "the Grantor,"convey and quitclaim unto **Tracye DeAnn Plunk, married and Tanya LeAnn Clark, married, as tenants in common** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 13 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer & Associates, dated April 8, 1979, as follows:

BEGINNING at a point in the north margin of Old Franklin Road, said point being 441.0 feet along the north margin of Old Farnklin Road ina southeasterly direction from the southeast corner of the property conveyed to William H. Wisener and wife, Peggy Marie Wisener by deed of record in Book 4971, page 626, Register's office for Davidson County, Tennessee; thence with the east line of Tract No. 12 north 8 deg. 05' east 993.61 feet to a point in the south margin of Cane Ridge Road, said point being the northeast corner of Tract No. 12; thence with said south margin of Cane Ridge Road and with a curve having a radius of 510.0 feet in an easterly direction 38.0 feet to a point; thence continuing with south margin of Cane Ridge Road south 54 deg. 30' east 208.0 feet to a point, said point being the northeast corner of Tract No. 14; thence with the east line of Tract No. 14 south 8 deg. 05' west 1014.5 feet to a point in the north margin of Old Franklin Road, said point being the southwest corner of Tract No. 14; thence with said north margin of Old Franklin Road and with a curve having a radius of 930.0 feet in a northwesterly direction 45.3 feet to a point; thence continuing with said north margin of Old Franklin Road in a northwesterly direction 218.0 feet to the point of beginning, containing 5.1 acres more or less according to said survey.

BEING the same property conveyed to Billy D. Dobson and wife, Barbara C. Dobson, by Warranty Deed from Martha Ann Wisener, a widow, dated 5/25/1979, recorded 5/25/1979 and appearing of record at Book 5441, page 57, Register's Office for Davidson County, Tennessee.

The said Barbara C. Dobson subsequently died on March 13, 2018, thereby leaving Billy Dean Dobson as surviving tenant by the entirety. Billy Dean Dobson subsequently died on November 20, 2020, thereby vesting ownership equally into his heirs at law and beneficiaries under his Last Will & Testament: Tracye DeAnn Plunk and Tanya LeAnn Clark. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. 20210729-0102250 and 20210729-0102251, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of July, 2021.

Tracye DeAnn Plunk
TRACYE DEANN PLUNK

Tanya Leann Clark by Leslie Garside attorney in fact
TANYA LEANN CLARK BY LESLIE GARSIDE, ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Tracye DeAnn Plunk**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2021.

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Tiffany Whittle
Notary Public
My commission expires: 4/30/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Tanya Leann Clark, and that this instrument was executed on behalf of the said Tanya Leann Clark for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal this 28th day of July, 2021.

Notary Public Tiffany Whittle

My Commission Expires:

4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30 day of July, 2021.

Notary Public
My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 28, 2021**.

Date

Affiant Signature

7/30/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025