Karen Johnson Davidson County
Batch# 771105 DEEDQC
12/09/2021 12:08:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211209-0163411

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

AP: 025000
ARCEL: 011.00 AND 222.00

NEW OWNER'S ADDRESS
David Wayne & Julie D. Bandy
1185 Hitt Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Vanderbilt Mortgage and Finance, Inc.
502 Alcoa Trail
Maryville, TN 37804

QUITCLAIM DEED

FOR THE SOLE PURPOSE OF COMBINING TRACTS
IN TO ONE MAP AND PARCEL

FOR AND IN CONSIDERATION of no monetary consideration, we, David Bandy and Julie Bandy, Grantor(s), by these presents do hereby quitclaim and convey unto David Wayne Bandy and Julie D. Bandy, husband and wife, Grantee(s), their successor and assigns all of our interest in the following described tract or parcel of land, to wit:

Being a tract of land in the 10th Councilmanic District of Davidson County, and a portion of that property conveyed to Ruby Shane Trustee in DB 20021212, PG 153702 and 153703 T.A.O.D.C.T., more accurately described as follows:

Beginning at a point in the westerly margin of Hitt Lane, said point being S 82°10'17" W 9.82 feet from an existing iron pin on the west side of said Hitt Lane, and a common corner to Michael Davidson and the most northeast corner of herein described tract; Thence now leaving said Bryant with said margin for the next 4 calls: S 20°11'33" E 250.16 feet; Thence S 17°38'17" E 355.72 feet; Thence S 15°14'14" E 153.79 feet; Thence S 12°22'24" E 296.20 feet to a point, said point being N 84°26'23" W 8.36 feet from an existing iron pin on the west side of said Hitt Lane, a common corner to Kristin Hall; Thence now leaving said margin with said Hall for the next 2 calls: N 84°26'23" W 431.64 feet to a set iron pin; Thence S 08°56'06" W 195.38 feet to a corner post in the northerly line of Daniel Davis in DB 10419, PG 412 R.O.D.C.T.; Thence with the northerly line of said Davis and a fence N 84°07'40" W 818.87 feet to an iron pin; Thence N 02°59'23"E, 414.19 feet to an existing iron pin at a post; Thence S 84°09'32"E, 137.76 feet to a iron pin new at a hackberry tree; Thence N 21°17'44" W 593.04 feet to an existing iron pin at a corner post, said pin being a common corner of James Shelly in DB 10563, PG 442 R.O.D.C.T.; Thence with said Shelly for the next 2 calls: N 82°51'43" E 49.34 feet; Thence N 83°24'02" E, 680.71 feet to a corner post; Thence with previous said Frank Bryant; Thence with said Bryant N 82°10'17" E 310.97 feet to the point of beginning containing 26.264 acres, according to a survey by Anthony T. Bollinger R.L.S. TN LIC No. 2095 dated (5/21/20).

Being the same property conveyed to David Bandy and wife, Julie Bandy by Quitclaim Deed dated 5/29/2020 from William T. Shane and wife, Pamela Shane of record in Instrument No. 20200605-0058041 and by Quitclaim Deed dated 12/14/2020 of record in Instrument No. 20201215-0147954, and to William T. Shane and wife Pamela Shane by Warranty Deed dated 4/6/2015 from Carl D. Shane and wife, Barbara Shane of record in Instrument No. 20150410-0031839, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1185 Hitt Lane, Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF we have hereunto set our hand on the 23rd day of ~~October~~ November, 2021.

David Bandy

Julie Bandy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 23rd day of ~~October~~ November, 2021.

Notary Public

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 23rd day of ~~October~~ November, 2021.

Notary Public

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023