Karen Johnson Davidson County
Batch# 777068 DEEDQC
12/21/2021 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168136

Return to:

WILLIAM AND DONNA MARDIS
1120 SPRINGFIELD HIGHWAY
GOODLETTSVILLE TN 37072
FILE NO. 9766797774

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM MARDIS AND DONNA MARDIS	WILLIAM MARDIS AND DONNA MARDIS	012 00 0 204.00
1120 SPRINGFIELD HIGHWAY GOODLETTSVILLE, TN 37072	1120 SPRINGFIELD HIGHWAY GOODLETTSVILLE, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM MARDIS AND DONNA MARDIS, FORMERLY KNOWN AS DONNA DOBBS, BOTH WHO ACQUIRED TIITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **WILLIAM MARDIS AND DONNA MARDIS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed in Deed Book 7600, Page 878, Register's Office for Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 30, 1998 as follows:

Beginning at an iron pin set in the southwesterly margin of Highway 41, 50 feet from the center line of said highway, a corner to Bank of Goodlettsville (Deed Book 8289, Page 734), and being the most northeast corner of this tract; thence, with a curve to the right, concave to the southwest, having a radius of 2814.79 feet, a central angle of 4 deg. 04' 16", and a chord of 199.96 feet. bearing South 36 deg. 11' 01" east to an iron pin set in the margin of said highway; thence, leaving said highway and with a new line, South 66 deg. 54' 34" West, a distance of 1515.54 feet to an iron pin found; thence, North 51 deg. 01' 27" West, a distance of 336.43 feet to an iron pin found; thence, North 60 deg. 07' 28" East, a distance of 440.21 feet to a hackberry tree, a corner to J. W. Wright (Deed 2096, Page 587); thence, with said Wright for the next three calls as follows: North 77 deg. 21' 37" East, a distance of 382.14 feet to an iron pin; thence, North 58 deg. 45' 09" East, a distance of 50.67 feet to an iron pin; thence, North 52 deg. 24' 18" East, a distance of 409.17 feet to an iron pin found, a comer to said Wright, and Bank of Goodlettsville; thence, South 85 deg. 13' 59" East, a distance of 416.96 feet to the point of beginning; said described tract continuing 11.40 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM MARDIS, UNMARRIED AND DONNA DOBBS, UNMARRIED, ON DEED DATED 02/22/2017 AND RECORDED ON 03/27/2017, AS INSTRUMENT NO. 20170327-0029719, AMONG THE REAL LAND RECORDS OF DAVISON COUNTY, TN.

Property known as, 1120 SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN 37072

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 my hand this 15 day of November, 2021.

William Mardis — **WILLIAM MARDIS**

Donna Mardis F/K/A Donna Dobbs — **DONNA MARDIS, F/K/A DONNA DOBBS**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Norman Kantrowitz, Notary Public of the state and county mentioned, personally appeared **WILLIAM MARDIS AND DONNA MARDIS, F/K/A DONNA DOBBS,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Notary Public
Printed Name: Norman Kantrowitz
My Commission Expires: 4-23-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

William Mardis / Donna Mardis F/K/A Donna Dobbs
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 15 day of November, 2021

Notary Public
My commission expires: 4-23-2024

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Tennessee Certification of Electronic Document

I, Michele Baldwin, 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 11/15/2021 (date of document).

Michele Baldwin
Affiant Signature

11/30/2021
Date

State of California

County of San Bernardino

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

Notary's Signature

MY COMMISSION EXPIRES: 9/04/2024

NOTARY'S SEAL

CRAIG VLIEGER
Notary Public - California
San Bernardino County
Commission # 2333184
My Comm. Expires Sep 4, 2024