This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 779110 DEEDQC
12/23/2021 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169604

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Jerilyn Nancy Sawyer 4410 Pecan Valley Road Nashville, TN 37218	NEW OWNER	05600005800

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, **James William Garner, A married man** "the Grantor," conveys and quitclaims unto **Jerilyn Nancy Sawyer, married** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Pecan Valley Road, said pin being South 43 degrees 07 minutes 28 seconds West, 534.22 feet from the northwest corner of the property conveyed to J. Frank Baker and wife by deed of record in Book 3835, page 267 pf the Register's Office for Davidson County, Tennessee; Thence South 14 degrees 59 minutes 42 seconds East 975.18 feet to an iron pin; Thence South 48 degrees 31 minutes 00 seconds West, 150.0 feet to an iron pin; thence South 63 degrees 39 minutes 26 seconds West, 76.63 feet to an iron pin; Thence North 19 degrees 03 minutes 07 seconds West, 866.89 feet to an iron pin in the southerly margin of Pecan Valley Road; Thence, with the southerly margin of Pecan Valley Road, North 38 degrees 26 minutes 08 seconds East, 250.0 feet to an iron pin; Thence, North 43 degrees 07 minutes 28 seconds East, 82.36 feet to the point of beginning, containing 5.22 acres, more or less.

Being the same property conveyed to James William Garner, A married man, from Chad Brothers and wife, Lara Brothers by Warranty Deed dated July 3, 2019, and recorded on July 17, 2019, as Instrument No. 20190717-0070010 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

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 has executed this Quitclaim Deed on the 17 day of December, 2021.

James William Garner (SEAL)
James William Garner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, James William Garner, the within named Grantor, 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 17 day of Dec, 2021.

Notary Public
My commission expires: 4/6/25

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

(Affiant)

Notary Public

My commission expires:

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

202112230169604

Certificate of Authenticity

I, Joshua A. Terry, 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 12/17/21.

Affiant Signature

12/17/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/17/21.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON