Karen Johnson Davidson County
Batch# 784947 DEEDQC
01/05/2022 11:21:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220105-0002030

QUITCLAIM DEED

Address of New Owner:
James H. Carothers, Jr.
3294 Smith Springs Rd.
Antioch, TN 37013

Send Tax Bills To:
Owner

Map & Parcel:
Map 151 Parcel 89

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-
Lori Holloway
affiant
Subscribed and sworn to before me, this the 30 day of December, 2021
Kelsie Holloway
Notary Public
Commission Expires:

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Dorothy Liddle, do hereby quitclaim to James H. Carothers, Jr., his Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in the 13th, formerly the 2nd, Civil District of Davidson County, Tennessee, lying on the northerly side of Smith Springs Road, and beginning at a point 25 feet east of the southwest corner of Lot No. 1 on the Map of J. H. Chadwell's Land, not of record, the same being 25 feet east of the southeast corner of the Cato Bass property, and being the southeast corner of the property conveyed above to Alex B. Liddle and wife, Margaret J. Liddle; thence along the center of the said Smith Springs Road in a general easterly direction, 25 feet to a point; thence North 1 deg. 20' East along a line parallel to and 50 feet east of the Cato Bass easterly line, 768.7 feet to a point on the Carothers-Holmes line; thence in a westerly direction along said line 25 feet to a point, the northeast corner of the property conveyed above to Alex B. Liddle and wife, Margaret J. Liddle; thence South 1 deg. 20' West along a line parallel to and 25 feet east of the Cato Bass line, 768.7 feet to the center of Smith Springs Road, the point of beginning.

Being the same property conveyed to George Liddle and wife, Dorothy Liddle by deed of record in Instrument No. 20100315-0019499, said Register's Office.

George Liddle having since died.

This is unimproved property known as:

Witness my hand this the 15 day of December, 2021.

Dorothy Liddle
Dorothy Liddle

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Liddle with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of December, 2021.

Kelsie Holloway
Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Commission expires: 5/18/2024

I, Kelsie Holloway 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|15|2021 (date of document).

Kelsie Holloway

Affiant Signature

12|30|2021

Date

State of Tennessee

County of Rutherford

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

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|26|23

Notary's Seal (if on paper)

