Name and Address of New Owner:
Weldon L. Akins and Anita E. Atkins
2842 Lower Walkers Creek Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 01700011600

Karen Johnson Davidson County
Batch# 804856 DEEDQC
02/14/2022 11:46:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220214-0016747

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, **James Booker Nance, III, Kenneth Michael Nance, Jon Randall Nance and Anita Akins ,** "the Grantor," convey and quitclaim unto **Weldon L. Akins and Anita E. Akins, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a tract of land in the 10th Councilmanic District of Davidson County, State of Tennessee, and a portion of that property conveyed to C.W. Waggoner, et ux. In Deed Book 903, Page 259, Davidson County Register's Office and more accurately described according to a survey by Tommy E. Walker R.L. S. TN LIC. NO. 1465 dated 02/29/12 as follows:

Beginning at a set iron pin in the southerly margin of Lower Walkers Creed Road, said pin being a common corner of W.E. Ayers in DB 4762, PG 553 R.O.D.C.T., and the most northeast corner to herein described tract; Thence leaving said margin with said Ayers for the next five calls: S 37 deg. 23' 04" E, 459.73' to a corner post; Thence S 29 deg. 30' 00" W, 643.50' to a set iron pin; Thence S. 03 deg. 46' 34" W, 264.00' to a 30" dead elm in a fence corner; Thence S 33 deg 30' 00" E, 109.89' to a set iron pin; Thence S 53 deg. 30' 44" E, 275.41' to a set iron pin; Thence now leaving said Ayers with tract one of the same survey for the next six calls: S 25 deg 46' 51" W, 231.37' to a set iron pin; Thence N 54 deg 21' 53" W, 805.33 to a set iron pin; Thence N 27 deg. 22' 36" E, 218.05' to a set iron pin; Thence N 26 deg 05' 17" E, 200.64' to a set iron pin; Thence N 17 deg. 19' 59" E, 213.03' to a set iron pin; Thence N 08 deg. 11' 36" W, 527.86' to a set iron pin in the southerly margin of previous said Lower Walkers Creek Road; Thence with said margin and a curve to the left (1 = 12 deg 57' 31", R 1600.85' & CB' N 76 deg. 36' 33" E, 361.29') L = 362.07' to the point of beginning containing 15.032 acres.

The above described tract is subject to a 30' ingress, egress easement described as follows: said easement lying 15' and parallel to the following described centerline. Beginning at a point in the southerly margin of Lower Walkers Creek Road, said point being located S 70°36'32"W, 26.77' from the most northeast corner of tract two; Thence leaving said margin with said centerline S 46°16'25"W, 85.29'; Thence S 34°09'38"W, 392.06' to a point in the easterly line of the above described tract.

Being the same property devised and bequeathed to James Booker Nance, III, Kenneth Michael Nance, Jon Randall Nance and Anita Akins by Last Will and Testament from Marjorie Waggoner Nance, deceased 09/11/2018 dated September 14th 2012 and recorded December 7th 2018 of record in Instrument No. 20181207-0119404, said Register's Office, Davidson County, Tennessee.

This is improved property known as 2842 Lower Walkers Creek Road, Goodlettsville, TN 37072

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 GRANTEES, 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 28th day of January, 2022.

James Booker Nance III (SEAL)
James Booker Nance, III

STATE OF IN
COUNTY OF Madison

On this 28th day of January, 2022, before me personally appeared **James Booker Nance, III**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2022.

Jennifer Williams
Notary Signature
My commission expires: 09-23-2025

JENNIFER WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
MADISON COUNTY

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27th day of January, 2022.

Kenneth M. Nance (SEAL)

STATE OF Tennessee
COUNTY OF Montgomery

On this 27 day of January, 2022, before me personally appeared **Kenneth M. Nance**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of January, 2022.

Lisa A White
Notary Signature
My commission expires: 04-10-23

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202202140016747

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of January, 2022.

Jon Randall Nance (SEAL)
Jon Randall Nance

STATE OF Georgia
COUNTY OF Effingham

On this 27 day of January, 2022, before me personally appeared **Jon Randall Nance**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of January, 2022.

Emily Miller
Notary Signature
My commission expires: 07/05/2022

EMILY MILLER NOTARY PUBLIC Comm. Exp. 07/05/22 EFFINGHAM COUNTY, GA

JN

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26 day of January, 2022.

_____(SEAL)
Anita Akins

STATE OF Tennessee
COUNTY OF Davidson

On this 26 day of January, 2022, before me personally appeared **Anita Akins**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of January, 2022.

_____
Notary Signature
My commission expires:
05/09/2023

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

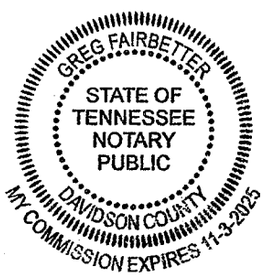
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of January, 2022.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 Jan 26-28, 2022 (date of document).

Affiant Signature

2/2/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212