THIS INSTRUMENT WAS PREPARED BY:

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(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch# 807128 DEEDQC
02/17/2022 10:04:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220217-0018444

State of Tennessee)
County of Robertson)

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

Heather Tackett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY Feb., 2022.

NOTARY PUBLIC

2/28/23
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Douglas E. & Mary Sue Wyatt 118 Trailwood Avenue Aiken, SC 29803	NEW OWNER	Map 43 parcel 37

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) by and cash in hand paid by the Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LUNNIE SUE GROTH,** Grantor, conveys and quitclaims unto **DOUGLAS E. WYATT and MARY SUE WYATT** all of her right, title, and interest, material or otherwise, in and to property located in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Located in the 14th Civil District of said County, Beginning at an iron pin in the western edge of Highway 431, said point being 21.5 feet from the center of said Highway, and being the S.E. corner of a 0.76 acres tract of land owned by D. Williams; thence with western edge of said highway, with the radius of the curve, 476 feet to a highway concrete marker, located 29.8 feet from the center of said highway; thence S. 68 deg. 47' W. 306.5 feet to an iron pin at corner fence post; thence with fence S. 79 deg. 30' W. 475 feet to an iron pin, N. 88 deg. W. 140 feet, N. 81 deg. 35' W. 315 feet to a large

black gum, N. 56 deg. 17' W. 560 feet to a large white oak; thence S. 68 deg. W. 224 feet to a beech; thence N. 0 deg. 39' E. 354 feet to an elm; thence along an old fence row, S. 84 deg. 15' E. 1,327.5 feet to an iron pin, S.W. corner of D. Williams' 0.76 acre tract, and said iron pin being 123 N. 32 deg. 02' W. of an iron pin in the north margin of a Gas Line Easement, and north of a driveway; thence with the S. line of Williams' tract of 0.76 acres, N. 76 deg. 46' E., 292.75 feet to the beginning, containing 18.08 acres, more or less. From the plat of Jack Underwood, Surveyor, dated April 28, 1981.

Being the same tracts of property conveyed to the grantors by deeds of record at Book 5244, page 819, and Book 5648, page 819 and Book 5648, page 895, all of the Register's Office for Davidson County, Tennessee.

This property is subject to Gas line easement as shown on the plat of said property.

LESS AND EXCEPT THE FOLLOWING TRACTS PREVIOUSLY DEEDED TO DOUGLAS E. AND MARY SUE WYATT:

TRACT 1:

BEGINNING at a concrete marker in the western edge of right of way of Highway 431; thence S. 68 degrees 47' W 306.5 feet to an iron pin at corner fence post; thence with a fence S. 79 degrees 30' W. 475 feet to an iron pin; thence N. 88 degrees W. 140 feet to an iron pin; thence N. 44 degrees 45' E. 555 feet to an iron pin; thence N. 66 degrees 30' E. 295 feet to an iron pin in western margin of the right of way of Highway No. 431; thence with the margin of said right of way as it curves; 476 feet to the beginning, containing 5.15 acres, more or less.

TRACT 2:

LOCATED in the 14th District of said County, Beginning at an iron pin, the N.W. corner of a tract of a 5.15 acres tract now owned by Lois Hale; thence N. 81 degrees 35' W. 315 feet to a large black gum tree; thence N. 56 degrees 17' W. 560 feet to a large white oak tree; thence N. 88 degrees 35' E. 1182 feet to an iron pin, in line of 5.15 acres tract; thence with line of said 5.15 acres tract, S. 44 degrees 45' W. 555 feet to the beginning, containing 6.51 acres, more or less.

That Lois Flora Sweaty Wyatt Hale died on March 20, 2011. Argel Thomas Hale, Jr. died on April 21, 2014.

BEING the same property conveyed to Lunnie Sue Groth, Sandra Marie Sliker, Argel Thomas Hale, II, Margaret Faye Jackson, Rebecca Elaine Cox, and Douglas Wyatt, by Affidavit of Heirship instrument numbers 20211228-01702741 and 20211228-0170242, Register's Office for Davidson County, Tennessee.

And now, **LUNNIE SUE GROTH,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto **DOUGLAS E. WYATT AND MARY SUE WYATT**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantors have hereunto set his hand on this the 2nd day of Feb., 2022.

Lunnie Sue Groth
LUNNIE SUE GROTH, Grantor,

STATE OF Florida)
COUNTY OF Highlands)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUNNIE SUE GROTH**, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Springfield~~ Sebring Florida, ~~Tennessee~~ this 2nd day of Feb., 2022.

NOTARY PUBLIC
Carla L Grieves

10-14-2023
My Commission Expires

CARLA L. GRIEVES
Notary Public - State of Florida
Commission # GG 922529
My Comm. Expires Oct 14, 2023