STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
10 Day of March 2022
, Deputy Register

Karen Johnson Davidson County
Batch# 819370 DEEDQC
03/10/2022 03:38:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220310-0028061

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ ZERO, Saundra J Counce, Affiant
Subscribed and sworn before me this
the 25th day of March, 2019
Alexia M. Wilgers, Notary Public

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

DONALD A COUNCE, married, of **533 Tulip Grove Rd, Hermitage, TN 37076-1735, USA**, (the "Grantor"), for **love and affection** and no monetary consideration, does hereby sell, remise, release, and convey, as well as quitclaim, unto **Saundra J Counce**, married, of **533 Tulip Grove Rd, Hermitage, TN 37076-1735, USA**, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning, start at a concrete monument at the northeast corner of Tulip Grove Subdivision, Section Ten, of record in Plat Book 5800, page 199 in the Register's Office of Davidson County, Tennessee; Thence, South 26 degrees 40 minutes 29 seconds East 89.51 feet to an iron pin at the point of beginning, said pin being at the intersection of the easterly right-of-way of Tulip Grove Road and the southerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084, page 385 in said Register's Office; Thence, with said boundary line South 82 degrees 47 minutes 50 seconds East 279.33 feet to an iron pin in the westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255, page 16 and Deed Book 5754, page 740 in said Register's Office; Thence, with said boundary line South 4 degrees 13 minutes 27 seconds West 316.81 feet to a concrete monument at the northwest corner of Tulip Grove Woods, Phase 1 of record in Plat Book 6200, page 69 in said Register's Office; Thence, with said Tulip Grove Woods westerly boundary line South 4 degrees 35 minutes 46 seconds West 299.15 feet to an iron pin; Thence, with the northerly boundary line of property owned by C. J. Cockrill, Jr. Et ux of record in Deed Book 3247, page 297, in said Register's Office, North 86 degrees 55 minutes 59 seconds West 300.98 feet to an iron pin in said Tulip Grove Road right-of-way; Thence, with said right-of-way as follows: North 5 degrees 45 minutes, 00 seconds east 327.96 feet to the beginning of a curve concave to the east with a radius of 3686.68 feet and a central angle of 1 degree 32 minutes 00 seconds, with the chord begin North 6 degrees 31 minutes 00 seconds 98.66 feet; Thence, with said curve an arc distance of 98.66 feet to the point of tangency; Thence, North 7 degrees 17 minutes 00 seconds East 210.42 feet to the point of beginning containing 4.21 acres.

Being the same property conveyed to Jarod Counce, unmarried, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated October 8, 2009, recorded October 27, 2009 in Instrument No. 20091027-0098907, Register's Office for Davidson County, Tennessee.

Being all or part of the same property described in the County Register's Deed BOOK 3247 Page 297

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 25th day of March, 2019.

Signature: Donald A Counce

Signed in the presence of :
Signature: Gentry D Counce

This Instrument Prepared By: Alexia Wilgers at 14 Hope Ct, Mt Juliet, TN 37112-4282, USA

Spousal Acknowledgement

I, **Saundra J Counce** of **533 Tulip Grove Rd, Hermitage, TN 37076-1735, USA**, spouse of **Donald A Counce**, in accordance with the above Quitclaim Deed, and in consideration of the above and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above party.

Spouse's Signature Saundra J Counce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alexia Wilgers, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared **Saundra J Counce**, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 25th day of March 2019.

Alexia M. Wilgers
Notary Public, the State of Tennessee

Grantor Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Alexia Wilgers, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared **Donald A Counce**, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 25th day of March 2019.

Alexia M. Wilgers
Notary Public, the State of Tennessee
County of Davidson
My commission expires: January 3, 2023

ALEXIA M. WILGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

Register's Fee $ _____ (seal)

Mail Tax Notice to: Saundra J. Counce, 533 Tulip Grove Rd, Hermitage, TN 37076-1735, USA
Map & Parcel Number: 076 01 0 004.00