THIS INSTRUMENT PREPARED BY:
MICHAEL W. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

Karen Johnson Davidson County
Batch# 825108 DEEDQC
03/18/2022 03:34:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031847

Map/Parcel: 10-087.00

QUITCLAIM DEED

From: Stephen L. Williams

To: Sharon L. Williams

SEND TAX BILLS TO NEW OWNER:
Sharon L. Williams
2687 Greer Road
Goodlettsville, TN 37072

STATE OF TENNESSEE)
COUNTY OF SUMNER)

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen L. Williams, unmarried ("Grantor"), and hereby quitclaims, transfers, and conveys unto Sharon L. Williams, unmarried ("Grantee"), all of his estate, right, title, interest, and any claim he may have in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being described according to survey of J. Bruce Rainey, TRLS No. 823, dated 2/18/97, Job No. 960306, as follows:

BEGINNING at an iron pin in the center of a 50 foot Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being the SE corner of the herein described tract and also being 1,198.90 northwesterly as measured along the center of said easement from the northwesterly margin of Greer Road; thence leaving the center of said easement, S 66 deg. oo min. 11 sec. W 535.33 feet to an iron pin in the line of the Montry Duke property (D.B. 4731, Page 932, RODCT); thence with Duke's line and a fence, N 43 deg. sec. W 114.77 feet to a iron pin; thence N 67 deg. 31 min. 09 sec. W 220.60 feet to an iron pin; thence leaving Duke's line and fence, N 73 deg. 07 min. 08 sec. E 819.76 feet to an iron pin in the center of a 50 foot Ingress-Egress, Utility and Private Water Line Easement; thence with the center of said easement, S 16 deg. 52 min. 52 sec. E 300.00 feet to the point of BEGINNING, containing 5.01 acres, more or less.

Together with a 50 foot ingress-egress, utility and private water line easement of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee and together with a 20 foot easement for placement of private water meters along Greer Road of record in Book 10424, Page 436, said Register's Office.

BEING the same property conveyed to Stephen L. Williams and wife, Sharon L. Williams, by Warranty Deed from Jonathan M. Lampley and wife, Mary D. Bryan now Lampley, dated April 27, 2005, of record in Instrument Number 20050502-0048522, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 2687 Greer Road, Goodlettsville, TN 37072

IN WITNESS WHEREOF, I have hereunto set my hand(s) on this the 18 day of March, 2022.

STEPHEN L. WILLIAMS

STATE OF TENNESSEE)
COUNTY OF SUMMER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Stephen L. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 18th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 1/29/25

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is zero dollars ($0).

STEPHEN L. WILLIAMS

Sworn to and subscribed before me,
this the 18th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 1/29/25

JENNIFER HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY