AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. FS211262878

Karen Johnson Davidson County
Batch# 825416 DEEDQC
03/21/2022 12:31:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220321-0032226

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 026-09-0-058-00

QUITCLAIM DEED

THIS DEED made and entered into on this 7 day of Mar, 2022 by and between **Geraldine Drummond, an unmarried woman,** a mailing address of 400 Moss Trail, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Geraldine Drummond, an unmarried woman and David Waters, Jr., an unmarried man, as joint tenants with right of survivorship,** a mailing address of 400 Moss Trail, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 400 Moss Trail, Goodlettsville, TN 37072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20110802-0059337, recorded on 08/02/2011 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Geraldine Drummond.
Geraldine Drummond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Geraldine Drummond, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, TN this 7 day of Mar, 2022

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Geraldine Drummond
Affiant

Print Name: Geraldine Drummond.

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 7 day of Mar, 20 22.

Notary Public
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Name and address for person(s) responsible for taxes:

Geraldine Drummond and David Waters, Jr.
400 Moss Trail
Goodlettsville, TN 37072

Name and address of property owner:

Geraldine Drummond and David Waters, Jr.
400 Moss Trail
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

RASEL KHANDAKER AND SONIYA MOMIN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23 ON THE PLAN OF GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 1424, PAGES 120 AND 121, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF MOSS TRAIL ROAD AT THE SOUTHWEST CORNER OF LOT NO. 24 ON SAID PLAN; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, WESTERLY 180 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, NORTHWESTERLY 31.42 FEET TO A POINT ON THE EASTERLY MARGIN OF AN UNNAMED STREET; THENCE WITH SAID STREET, NORTHERLY 170.3 FEET; THENCE SOUTH 89 DEGREES 35' EAST 200.9 FEET TO THE NORTHWEST CORNER OF SAID LOT. NO. 24; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 23 AND 24, SOUTHERLY 210.7 FEET TOTHE BEGINNING.

BEING THE SAME WHICH WILLIAM G HITT, AS TRUSTEE OF THE WILLIAM G HITT GST-EXEMPT TRUST BY DEED DATED JULY 28, 2011 AND RECORDED AUGUST 2, 2011 IN THE COUNTY OF DAVIDSON , STATE OF TN IN 20110802-0059337 CONVEYED UNTO DOCK DRUMMOND, JR AND WIFE, GERALDINE DRUMMOND.

PARCEL ID NUMBER: 026-09-0-058-00

PROPERTY COMMONLY KNOWN AS: 400 MOSS TRAIL, GOODLETTSVILLE, TN 37072