Karen Johnson Davidson County
Batch# 838948 DEEDQC
04/13/2022 10:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220413-0042743

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 5th day of April, 2022. Notary Public My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Bruce Howard, Jr. Gladys S Howard 1414 Bella Vista Blvd. Nashville, TN 37207	New Owner	69-4-37

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Bruce Howard, Jr. and Gladys S. Howard**, husband and wife, (hereinafter referred to as "Grantors"), do hereby quitclaim and convey unto **Bruce Howard, Jr. and Gladys S. Howard**, husband and wife, (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee.

Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision, as of record in Book 974, page 41 and Plat Book 1130, Page 54, Register's Office for said County, Tennessee, described as follows:

Beginning at a point on the easterly right-of-way of Clarksville Highway, the said point being located 215.0 feet north of the southwest corner of the property conveyed to William Lee Scott as of record in Book 3508, Page 463, Register's Office for Davidson County, Tennessee: thence, along the forementioned right-of-way north 11 degrees 42 minutes 09 seconds east 235.86 feet to a post; thence south 78 degrees 11 minutes 06 seconds east 72.16 feet to a point; thence, south 16 degrees 34 minutes 45 seconds west 232.45 feet to a point on Scott's northerly line; thence with Scott's northerly line North 82 degrees 46 minutes 49 west 52.56 feet to the point of beginning containing 14,521 sq. ft. 0.33 acres more or less.

Being the same property conveyed to Bruce Howard, Jr. and Gladys S. Howard, by Installment Deed from William C. Rogers and wife, Ruby A. Rogers, dated June 13, 1980, of record in Book No. 5613, Page 708, Register's Office for Davidson County, Tennessee.

This Deed is being executed to include the newest survey description in the public record, which is from a survey prepared by Rocky Montoya, Registered Land Surveyor No. 697, 1105 Old Dickerson Road, Goodlettsville, TN 37072.

This is improved property known as 4026 Clarksville Highway, Nashville, TN 37218.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed on this 5th day of April 2022.

GRANTORS:

Bruce Howard, Jr.

Gladys S Howard

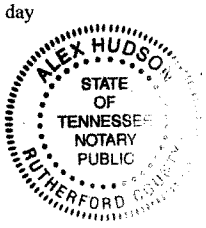
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before **me, the undersigned** of the state and county mentioned, personally appeared, **Bruce Howard, Jr., with whom I am** personally acquainted (or proved to me on the basis of satisfactory **evidence), and who, upon** oath, acknowledged himself to be the Grantor, and who acknowledged **that she executed the** within instrument for the purposes therein contained.

Witness **my hand and official seal** at Nashville, Tennessee, this 5th day of April, 2022.

Notary Public

My Commission Expires: 11-20-2023



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before **me, the undersigned** of the state and county mentioned, personally appeared, **Gladys S. Howard, with whom I am** personally acquainted (or proved to me on the basis of satisfactory **evidence), and who, upon** oath, acknowledged himself to be the Grantor, and who acknowledged **that she executed the** within instrument for the purposes therein contained.

Witness **my hand and official seal** at Nashville, Tennessee, this 5th day of April, 2022.

Notary Public

My Commission Expires: 11-20-2023



Certificate of Authenticity

I, Robert J. Watkins, do herby 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 4/5/22.

AFFIANT SIGNATURE Date 4/4/22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of April, 2022.

NOTARY'S SIGNATURE

My Commission Expires: 11/13/25

Notary's Seal:

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY