Karen Johnson Davidson County
Batch# 859075 DEEDQC
05/19/2022 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0058095

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 28 day of April, 2022.

Caitlin Turner — Affiant

Notary Public
My Commission Expires: 7/22/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Kristen M. McCarter & Brian E. McCarter 885 Idlewild Dr. Madison, TN 37115	Same	052 05 0 206.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RANDY DALE MIDGETT and SHERRYL LYNN MIDGETT**, by these presents do hereby quitclaim and convey unto **KRISTEN MIDGETT McCARTER and BRIAN ESLIE McCARTER, wife and husband**, and their successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Being a part of Lot No. 9 on the Map of Chadwell Place, as of record in Book 547, page 60, Register's Office for said County, and described according to a survey made by William Collier Parriah & Associates, Civil Engineers, dated July 8, 1965, as follows:

Beginning at point in the northwesterly margin of Idlewild Drive: thence south 53 deg. 10' West 50 feet to an iron pin; thence North 38 deg. 29' West 259.7 feet to an iron pin; thence North 54 deg. 01' East 50 feet to an iron pin; thence south 38 deg. 30' East 257.5 feet to the point of beginning.

Being a part of the same property conveyed to Ezra D. Midgett and wife, Pauline Watkins Midgett from Claris Stinson Watkins, a widow, by Warranty Deed dated July 14, 1965 of Record in Book 3947, page 243 said Register's Office of Davidson County, Tennessee.

The said Pauline Watkins Midgett, having since died intestate on or about May 6, 2017, leaving Ezra D. Midgett as her surviving spouse. The said Ezra D. Midgett having since died intestate on or about June 14, 2019 leaving Randy Dale Midgett and Sherryl Lynn Midgett as his only heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. ___202205190058094__, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 28 day of April, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

Randy Dale Midgett
RANDY DALE MIDGETT

Sherryl Lynn Midgett
SHERRYL LYNN MIDGETT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **RANDY DALE MIDGETT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this the 28 day of April, 2022.

DW Park
NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

My Commission Expires: 1/31/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **RANDY DALE MIDGETT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this the 28 day of April, 2022.

DW Park
NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

My Commission Expires: 1/31/26

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby 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 4/28/22 [DATE].

Devin Park

AFFIANT SIGNATURE

5/3/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 3 day of May, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

