Karen Johnson Davidson County
Batch# 874861 DEEDQC
06/21/2022 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220621-0070414

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Mary Beth Felts 7926 Highway 100 Nashville, TN 37221
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	156-00-0-014.00

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Charles E. Bundy, unmarried, (herein "Grantor") by these presents do hereby quitclaim and convey unto Mary Beth Felts, unmarried, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This property has a common address of 7926 Highway 100, Nashville, TN 37221.

Mary Beth Felts was formerly known as Mary Beth Felts-Bundy. Mary Beth Felts is one and the same person as Mary Beth Felts Bundy.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day June 2022.

Charles E. Bundy

Charles E. Bundy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles E. Bundy, unmarried, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June 2022

Notary Public
My Commission Expires: CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Pursuant to TCA 67-4-409(a)(3)(A), the transfer made herein is exempt from the transfer tax.

EXHIBIT A or SCHEDULE A

LEGAL DESCRIPTION

Lots 37 and 38 and a tract marked E. U. Buchi's "Home Place", on the Plan of Harpeth Heights 2nd Revision, 2nd Addition, not of record, described according to a survey by Harold F. Moore, surveyor, dated December 18, 1970, as follows: Beginning at a point in the northerly margin of Highway 100; said point being the southeast corner of property conveyed to Lonnie H. Goddard and wife by deed of record in Book 3704, page 449, Register's Office for said County;; thence leaving said margin of Highway 100, along Goddard's easterly line, North 17 deg. 08' 31" west 299.82 feet to an iron pin; thence south 66 deg. 03' 47" west 291.81 feet to an iron pin; thence north 17 deg. 8' 31" west 439.27 feet to the center of Harpeth River; thence with center of said river, south 82 deg. 07' 35" east 553 feet and north 67 deg. 43' 41" east 104 feet to a point; thence leaving said river, south 60 deg. 23' 05" 75.44 feet to an iron pin; thence south 08 deg. 01' 36" east 69.50 feet to an iron pin; thence south 12 deg. 10' 20" east 300.85 feet to an iron pin in the northerly margin of Highway 100; thence with same southwestwardly with a curve having a radius of 5697 feet a distance of 334.44 feet to the point of beginning, containing 6.12 acres, more or less.

Being the same property conveyed to Charles E. Bundy and wife, Mary Beth Felts-Bundy, by deed from Mary Louise Cullens Buchi, recorded June 20, 1995, of record in Book 9706, Page 894, Register's Office for Davidson County, Tennessee.

The said Mary Beth Felts is one and the same person as Mary Beth Felts-Bundy and Mary Felts.

This is property with a common address of **7926 Highway 100, Nashville, TN 37221.**

File No.: **2206-129**
Map & Parcel: **156-00-0-014.00**

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 June 14, 2022 (date of document).

Cindy S. Smith, Affiant

06/14/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 14th day of June, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026