Karen Johnson Davidson County
Batch# 884426 DEEDQC
07/06/2022 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0077739

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
625 Main Street, Unit 204
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ivy Jeffries 3510 Hobson Pike Hermitage, TN 37076	SAME	119-060.00 (Davidson Co.) 124-00-0-058.00 (Wilson Co.)

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 27 day of June, 2022, between **Craig L. Beene and Ivy Y. Jeffries,** residents of Davidson County, Tennessee (collectively, "Grantor"), and Ivy Jeffries, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T&H Land Surveyors, and described as follows:

Beginning at a point in the Southerly margin of Hobson Pike, said pint being 197.53 feet from the most Westerly line of the Co-Op Properties, Inc. Farm as measured along the Southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the Southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; [thence South 7 degrees 10 minutes East 1,126.64 feet to a point;] thence South 82 degrees 53 minutes West 200 feet; thence North 7 degrees 10 minutes West 1,131.35 feet to the point of beginning, containing 5.18 acres, more or less.

Being the same property conveyed to Craig L. Beene and Ivy Y. Jeffries, married to each other, by Quitclaim Deed from Ida Bell Silverman, unmarried, of record in Instrument No. 20220127-0009967, in the Register's Office for Davidson County, Tennessee, and Book 2148, Page 1387, in the Register's Office for Wilson County, Tennessee, dated January 5, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **3510 Hobson Pike, Hermitage, TN 37076.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____ (L.S.)
Craig L. Beene

_____ (L.S.)
Ivy Y. Jeffries

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Craig L. Beene,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 27 day of June, 2022.

_____
Notary Public
My Commission Expires: January 6, 2024

SCHLITTA L. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Ivy Y. Jeffries,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 27 day of June, 2022.

Notary Public
My Commission Expires: January 6, 2024

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

Affiant/Grantee

Subscribed and sworn to before me this 27 day of June, 2022.

Notary Public
My commission expires: January 6, 2024

SCHLITTA L. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 27, 2022

7/6/22

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 6 day of July, 2022

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES