THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Ste. 500
P.O. Box 527
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 887997 DEEDQC
07/13/2022 08:54:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220713-0080311

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcels
Terry Denny & Susan Denny P.O. Box 753 Joelton, TN 37080	Same.	021-00-0-323.00 021-00-0-248.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **TERRY DENNY and Wife, SUSAN DENNY,** by these presents do hereby quitclaim and convey unto **DEVIN F. PARK, TRUSTEE**, for the express purpose of making a re-conveyance to combine two tax parcels into one tax parcel, and her successors and assigns, all their right, title and interest in and to the following described tract of land:

Said land being a certain tracts or parcels of land situated in Davidson County, Tennessee, described as follows; to wit:

Tract 1:
Land in Davidson County, Tennessee in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by A.E. Dye, Surveyor, dated December 16, 1974, as follows: Beginning at a point in the center of Old Clarksville Highway near the triangle Service Station (this point is North 80° West 289.7 feet from the original northeast corner of this property on the south side of U.S. Highway 41-A in a drain) thence: with the center of Old Clarksville Highway, North 80° West 191.0 feet to a point in the center of the Highway thence: leaving the road, South 00° 15' East 4,582.58 feet (passing a stake on the south margin of the Highway) (generally with a fence line) to appoint formerly two Black Oak Pointers, thence: South 89° 20' East 482.47 feet (generally with a fence line) to a point, thence North 88° 10' East 602.25 feet (generally with a fence line) to a corner fence post (formerly two Black oak) thence: North 4° 30' East 330.0 feet to a persimmon Tree in fence line, thence: North 330.0 feet with fence line to a point in fence, thence: North 1° 30' East 165.0 feet with fence line to a point on the south side of a hollow in fence line, thence: North 4° 42' East 2,252.25 feet (generally with a fence line) to a planted rock and iron pin in the old original fence line on the east side of a branch and on the north side of a gas line, thence: South 60° 30' West 318.0 feet (uphill) to a fence post and iron pin, thence: North 4° West 75.0 feet to an iron pin in fence line, thence: North 23°45' West 422.0 feet (generally with a fence line) to an iron pin, thence: North 18° West 465.0 feet (with fence line generally) to an iron pin, thence: North 85° West 100.0 feet to an iron pin near a fence post, thence: North 3° West 200.0 feet (generally with fence line) to an iron pin, thence: North 36° West, 100.0 feet to an iron pin in fence line, thence: North (crossing hollow joining a fence line near a small building then on with fence line to the south margin of Old Clarksville Highway, an iron pin and corner fence post on margin of road) 449.0 feet to a point in the center of Old Clarksville Highway the point of beginning.

Being the same property conveyed to EARL DENNY, TERRY DENNY, and STEVE DENNY by deed from GEORGE PEABODY COLLEGE FOR TEACHERS of record in Book 5357, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed further conveyed to TERRY DENNY and wife, SUSAN DENNY, by Quitclaim Deed from EARL DENNY, TERRY DENNY and STEVE DENNY and Trustee, MICHAEL F. MONDELLI dated July 21, 1988 of record in Book 7625, Page 439, said Register's Office for Davidson County, Tennessee.

Tract 2:
Beginning at an iron rod in the Southerly margin of Old Clarksville Highway, said iron rod being 116.44 feet from an iron rod at the intersection of New Clarksville Highway and the Southerly margin of Old Clarksville Highway, thence with the southerly margin of S 87 degrees 13 minutes 20 seconds W, 106.25 feet to an iron rod; thence N 88 degrees 23 minutes 35 seconds W, 39.89 feet to a concrete monument; thence S 6 degrees 55 minutes 48 seconds E, 424.36 feet to an iron rod; thence S 43 degrees 04 minutes 05 seconds E, 100.02 feet to an iron rod; thence S 10 degrees 54 minutes 24 seconds E, 80.00 feet to an iron rod; thence N 77 degrees 52 minutes 20 seconds E, 243.23 feet to an iron rod; thence N 44 degrees 55 minutes 58 seconds W, 304.17 feet to an iron rod; thence N 2 degrees 08 minutes 31 seconds W, 310.69 feet to the point of beginning, containing 2.06 acres, more or less.

Being the same property conveyed to BARRY D. KNOWLES and wife, BARBARA L. KNOWLES by Warranty Deed dated June 9, 1986 from EDWARD E. McMAHON, unmarried of record in Book 6881, Page 596, and re-recorded in Book 6883, Page 532 and re-recorded in Book 7108, Page 606 and re-recorded in Book 7129, Page 711 and to EDWARD E. McMAHON and wife, MAXINE P. McMAHON by Deed from JAMES BIGGERS and wife, DOROTHY MAI BIGGERS of record in Book 3827, Page 355, Register's Office for Davidson County, Tennessee. BARBARA L. KNOWLES now being deceased, having died February 27, 2016, leaving BARRY D. KNOWLES as the surviving tenant by the entirety. Being the same property further conveyed to BARRY D. KNOWLES, a married man by Quitclaim Deed from MAXINE P. McMAHAN aka MAXINE P. McMAHON dated May 18, 2022 of record in Instrument No. 20220523-0059367 said Register's Office.

Being the same property conveyed to TERRY DENNY and wife, SUSAN DENNY, by Warranty Deed from BARRY D. KNOWLES, a married man dated May 20, 2022 of record in Instrument No. 20220523-0059368, said Register's Office of Davidson County, Tennessee.

Tract No. 3
Beginning at an iron rod in the common corner of Tract No. 2 and Tract No. 3, thence S 10 degrees 54 minutes 24 seconds E, 119.53 feet to an iron rod; thence S 87 degrees 42 minutes 08 seconds E, 92.84 feet to an iron rod; thence S 23 degrees 52 minutes 59 seconds E, 468.37 feet to an iron rod; thence S 30 degrees 35 minutes 30 seconds E, 415.61 feet to an iron rod; thence S 9 degrees 30 minutes 21 seconds E, 75.01 feet to an iron rod; thence N 59 degrees 49 minutes 36 seconds E, 311.01 feet to an iron rod; thence N 49 degrees 36 minutes 30 seconds W, 141.71 feet to an iron rod; thence N 42 degrees 23 minutes 05 seconds W, 114.96 feet to an iron rod; thence N 23 degrees 21 minutes 50 seconds W, 371.33 feet to an iron rod; thence N 19 degrees 33 minutes 04 seconds W, 253.42 feet to an iron rod; thence N 44 degrees 49 minutes 59 seconds W, 174.36 feet to an iron rod; thence S 77 degrees 52 minutes 20 seconds W, 20.00 feet to an iron rod; thence S 77 degrees 52 minutes 20 seconds w, 243.23 feet to the point of beginning, containing 6.13 acres, more or less.

Being the same property conveyed to BARRY D. KNOWLES and wife, BARBARA L. KNOWLES by Warranty Deed dated June 9, 1986 from EDWARD E. McMAHON, unmarried of record in Book 6881, Page 596, and re-recorded in Book 6883, Page 532 and re-recorded in Book 7108, Page 606 and re-recorded in Book 7129, Page 711 and to EDWARD E. McMAHON and wife, MAXINE P. McMAHON by Deed from JAMES BIGGERS and wife, DOROTHY MAI BIGGERS of record in Book 3827, Page 355, Register's Office for Davidson County, Tennessee. BARBARA L. KNOWLES now being deceased, having died February 27, 2016, leaving BARRY D. KNOWLES as the surviving tenant by the entirety. Being the same property further conveyed to BARRY D. KNOWLES, a married man by Quitclaim Deed from MAXINE P. McMAHAN aka MAXINE P. McMAHON dated May 18, 2022 of record in Instrument No. 20220523-0059367 said Register's Office.

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And now, I, the said, **DEVIN F. PARK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **TERRY DENNY and Wife, SUSAN DENNY**, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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 24 day of June, 2022.

Affiant

My Commission Expires: 7/22/25

Notary Public (Affix Seal)

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

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

Witness my hand this 24 day of June, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

TERRY DENNY

SUSAN DENNY

DEVIN F. PARK, TRUSTEE

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, NO TITLE EXAM, 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, Caitlin Turner, the undersigned, a Notary Public in and for said County and State, **TERRY DENNY**, 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 24 day of June, 2022.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

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

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