This instrument prepared by:

Matt Maniatis, Esq
Maniatis Law PLLC
211 Donelson Pike, Ste. 204
Nashville TN 37214
615-366-1211

Send tax bills to:

NEW OWNER

Parcel Number:

052 08 0 013.00

Address of new owner:

Jerry C. Mangrum
Scarleth D. Ortega
128 Sanitarium Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 899870 DEEDQC
08/08/2022 08:26:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0089596

QUITCLAIM DEED

THIS INDENTURE, is made between **JERRY C. MANGRUM** hereinafter referred to as the "Grantor" and **JERRY C. MANGRUM and SCARLETH D. ORTEGA, husband and wife,** hereinafter referred to as "Grantees."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $10.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantees and per T.C.A 66-5-209, the following described premises, to wit:

A certain parcel or tract of land located in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

BEGINNING at an iron pin in the Southerly right-of-way of Sanitarium Road;

THENCE, North 88 degrees 34 minutes 06 seconds East, 201.77 feet to an iron pin;

THENCE, South 09 degrees 33 minutes 49 seconds East, 169.57 feet to an iron pin;

THENCE South 88 degrees 34 minutes 17 seconds West, 300.42 feet to an iron pin in the Easterly right-of-way of Sanitarium Road;

THENCE, along said Easterly right-of-way, with a curve to the left having a central angle of 49 degrees 02 minutes 58, a radius of 216.75 feet, and arc length of 185.55 feet to an iron pin;

THENCE, with said right-of-way North 01 degrees 20 minutes 18 seconds West, 4.14 feet to the beginning, containing 0.91 acres, more or less.

Being the same property conveyed to Jerry C. Mangrum by Quitclaim Deed from Tammy J. Mangrum, of record in deed book 9947, page 272, of the Register of Deed's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry C. Mangrum and wife, Tammy J. Mangrum, by deed from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc. as of record in deed book 8574, page 428 of the Register of Deed's Office for Davidson County, Tennessee.

This is improved property known as: **128 Sanitarium Drive, Madison, TN 37115.**

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property to the Grantees.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

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

JERRY C. MANGRUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **JERRY C. MANGRUM**, 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.

NOTARY PUBLIC

June 27, 2022
Date

My Commission Expires: 5-23-23

CLAUDIA L. CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-23-2023