1st

Karen Johnson Davidson County
Batch# 912665 DEEDQC
09/06/2022 10:13:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220906-0099700

File No.

QUITCLAIM DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Counce and Shirley Dismang	2944 Browns Lake Road Goodlettsville, TN 37072	Map – 010 00 0 Parcel – 074.00
(NAME) 2189 Union Hill Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SHIRLEY DISMANG

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD UNTO

JOHN B. COUNCE, AN UNMARRIED MAN
AND
SHIRLEY DISMANG, A MARRIED WOMAN
AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land located in the Second (2nd) Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Lot No. One of Counce Subdivision, as of record in Plat Book 6050, page 198, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument located on the westerly right-of-way margin of Ivy Point Road (50 feet R.O.W.), said monument being located a distance of 7207 feet, more or less, along said right-of-way from its intersection with the northerly right-of-way margin of Union Hill Road; Thence, following the westerly right-of-way margin of Ivy Point Road and a curve to the left having a central angle of 08 degrees 24' 00" a radius of 341.05 feet, for an arc distance of 50.00 feet, and a chord bearing a distance of South 49 degrees 41' 29" West, 49.96 feet to an iron rod; Thence, leaving the westerly right-of-way margin of Ivy Point Road North 80 degrees 55' 13" West for a distance of 267.07 feet to an iron rod; Thence, North 38 degrees 21' 34" East for a distance of 40.00 feet to an iron rod; Thence, North 27 degrees 34' 57" East for a distance of 240.22 feet to an iron rod; Thence, North 22 degrees 05' 29" East for a distance of 121.64 feet to an iron rod; Thence, South 79 degrees 14' 45" East for a distance of 185.68 feet to an iron rod; Thence, South 10 degrees 38' 20" West for a distance of 337.98 feet to the point of beginning, containing 2.02 acres, more or less, and subject to a 10-foot wide public utility and drainage easement and a flood plain boundary area, according to the aforementioned Counce Subdivision Plat, surveyed by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985.

Being the same property conveyed to Jerry Counce and wife Shirley Counce by Quitclaim Deed from Eric Sox and George Brandt, dated July 27, 2015 and filed of record July 30, 2015 in Instrument No. 20150730-0074889, Register's Office for Davidson County, Tennessee. The said Jerry Counce having since died leaving Shirley Counce sole owner by operation of law. The said Shirley Counce having remarried NKA as Shirley Dismang.

SHIRLEY DISMANG FKA SHIRLEY COUNCE FKA SHIRLEY REASONER FKA SHIRLEY CARLTON all being one and the same person,

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2944 Browns Lake Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hands this 2nd day of September, 2022.

Shirley Dismang

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shirley Dismang the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of September, 2022.

My Commission Expires

Commission expires: January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.