**THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.**

**Prepared By & Return To:**
Marci Mezzanotti
2726 Union Hill Rd
Joelton TN 37080

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $-0-**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
7 Day of September, 2022
Brandi Wells, Deputy Register

Karen Johnson Davidson County
Batch# 913074 DEEDQC
09/07/2022 11:00:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220907-0100254

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| James Hendrix and Marci L Mezzanotti<br>2726 Union Hill Road<br>Joelton, TN 37080 | New Owner | 015-00-0-095-00 |

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **James Hendrix, a single man,** Grantors, by these presents, do hereby quitclaim and convey unto **James Hendrix, a single man and Marci L. Mezzanotti, a single woman,** hereinafter the Grantees, all of their rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows according to a survey made by C.J. Carney, Engineer, July 21, 1960:

BEGINNING in the center of Union Hill Road, the said point of beginning being the Southwest corner of the property conveyed to O. B. Goodwin and wife, by deed from S.H. Goodwin and wife, of record in Book 1755, Page 491, Register's Office for Davidson County, Tennessee, thence North 6 degrees 30' East 473 feet to a point; thence North 6 degrees 30' East 405 feet to a point; thence South 65 degrees 30' West 530 feet to a point, thence continuing South 65 degrees 30' West 132 feet to a point; thence South 2 degrees 30' West 830.9 feet to a point in the center of Union Hill Road; thence North 79 degrees 30' East 367.9 feet to a point; thence North 50 degrees East 256.1 feet to the point of beginning, containing 11.66 acres.

LESS AND EXCEPT that property conveyed by Warranty Deed of record in Book 5339, Page 794, in the Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of the Raymond E. Proctor property, as of record in Book 5190, Page 41, Register's Office for said county, described as follows:

BEGINNING at an iron pin in concrete located in the northerly margin of Union Hill Road, which said iron pin is approximately 3,013 feet from the center line of Wilkinson Road; thence leaving said margin, North 6 degrees 20' 00" East 496.60 feet to a point; thence South 83 degrees 40' 00" East 187.50 feet to a point; thence South 6 degrees 20' 00" West 432.90 feet to an iron pin in concrete located in the northerly margin of said Union Hill Road; thence with said margin, South 67 degrees 26' 00" West 38.00 feet to the beginning of a slight curve having a radius of 856.47 feet; thence with said curve, westwardly 161 .00 feet to the beginning.

LESS AND EXCEPT that property conveyed by Warranty Deed of record in Book 11691, Page 383, in the Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the final plat of Raymond E. Proctor Lot Union Hill Road of record in Book 11190, Page 134, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to James Hendrix, a single man, by Warranty Deed from Remy J. Farr, a single person, and Marci L. Mezzanotti, a single person, dated 05/13/2022 and recorded 05/24/2022 in Instrument No. 20220524-0060301, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

**This is improved property, known as: 2726 Union Hill Road, Joelton, TN 37080**

Witness our hand this 4 day of AUG, 2022.

**James Hendrix**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Hendrix,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of August, 2022.

William at Brigman
Notary Public:
Commission Expires: 9-8-25

