Karen Johnson Davidson County
Batch# 931896 DEEDQC
10/20/2022 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221020-0114425

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel
(NAME) Jennifer Wenberg	(NAME) SAME AS NEW OWNER	P/O 098.00-100.00
(STREET ADDRESS) 1104 Clarke St.		
(CITY)(STATE)(ZIP) Old Hickory, Tennessee 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **John Roger George,** Grantor, does hereby quitclaim and convey his **1/3rd interest** unto **Jennifer Wenberge**, the Grantee herein, her successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

SEE ATTACHED EXHBIT "A"

Being a portion of the same property conveyed to James Thomas George, John Roger George, and Samuel L. George, Jr., as tenants in common with no right of survivorship, by Personal Representative's Quitclaim Deed from James Thomas George, the Personal Representative of the Estate of Mary Gladys Hagar George, Deceased, dated February 6, 2019, and recorded on February 20, 2019, of record in Instrument No. 20190220-0015246, as corrected by Scrivener's Affidavit of record in Instrument No. 20190417-0035394, Register's Office for Davidson County, Tennessee.

The property address is: 5115 John Hagar Road Hermitage, Tennessee 37076

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 19th day of October, 2022.

Affiant

My commission expires: 8.19.2026
(Affix Seal)

Notary Public

BRANDI L WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 13 day of October, 2022.

John R George

John Roger George

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of October, 2022, before me personally appeared John Roger George _____ to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 13 day of Oct, 2022.

E A CARTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

E A Carter

Notary Public

1/28/26

My Commission Expires:

EXHIBIT A

Beginning at a nail or monument in the center of John Hagar Road, the northeast corner of Tract No. 1 hereinabove described; thence south 0° 14' west 505.52 feet to a monument; thence south 86° 36' east 299.0 feet to a monument; thence south 3° 24' west 1,378.26 feet to a monument; thence south 85° 56' east 349.69 feet to a monument; thence north 1° 29' west 1,917.80 feet to a nail or monument in the center of John Hagar Road; thence generally with the center of said road north 88° 48' west 439.45 feet to a nail, thence south 88° 05' west 75.0 feet to a nail, the point of beginning, containing 9.74 acres more or less.

Included in the above description but specifically excluded from this conveyance is property conveyed to Lux Development Group, LLC in Instrument No. 20220513-0055174 Register's Office for Davidson County, Tennessee and described as follows:

Being a portion of land situated in the 12th Council District of Davidson County, Tennessee, and being more particular described as follows:

Commencing at the approximate centerline intersection of South New Hope Road & John Hagar Road, thence in a westerly direction 970+/- feet to a to a point, on the southerly margin of John Hagar Road, at the northwest corner of Metropolitan Government, Ruby Major Elementary School, of record in instrument number 20020531-0066355 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), "known as Tract I", being the northeast corner of the subject property; thence with the common line, South 03°15'56" West, a distance of 500.3+/- feet to a mag-spike set in rock, by Dale and Associates, with stamped metal washer, at approximate Tennessee State Plane Coordinates of N:664,076.07 E: 1,797,325.18, and being the point beginning of herein described land; thence continuing with the common line, South 03°15'56" West, a distance of 612.14 feet to a 1/2" iron rod found, having no cap, at the northeast corner of Metropolitan Government, Ruby Major Elementary School, of record in instrument number 20020531-0066355, R.O.D.C., TN., "know a Tract II"; thence with said line, North 87°43'51" West, a distance of 284.75 feet to a 3/4" iron rod found, having no cap, set in concrete, at the northeast corner of David L. Hagar & Wife Danielle Hagar, of record in instrument number 20140820-0075991, R.O.D.C., TN., also being the southeast corner of Roy Hagar, Steve Hagar, William Hagar, Barbara Putty & Betty Tyson of record in instrument number 20190905-0089655, R.O.D.C., TN; thence with Hagar/Putty/Tyson easterly line, North 07°16'45" East, a distance of 375.46 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap; thence, North 05°36'41" East, a distance of 264.61 feet to a point in a 12" dead Cedar at the new division line; thence with the new division line, South 81°41'45" East, a distance of 248.56 feet to the point of beginning of herein described land, having an area of 165196.58 square feet or 3.79 acres more or less; This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 9, 2022, and is based on October 8, 2021, ALT/NSPS Land Title Survey under project number 21045.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/13/22 (date of document).

Affiant Signature

10/13/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY