Karen Johnson Davidson County
Batch# 934178 DEEDQC
10/27/2022 01:49:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221027-0116455

ADDRESS NEW OWNERS AND SEND TAX BILLS:

BHAVIA INC.
5778 Lickton Pike
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
017-00-0-072.00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 27 day of October, 2022, by **MAXIE B. GALBREATH and KELLY G. MENDENHALL,** GRANTORS and **BHAVIA, INC.**, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaims to GRANTEE, its successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

LAND in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the center of the Lickton Pike near Union Hill School, and opposite a corner fence post in the south boundary line of E. A. Fox, now Greer's; thence with the said Pike, South 29 3/4 degrees West 7.22 poles to center of said Pike; thence passing through the center of a large sugar tree stump on west edge of road North 79 degrees West 5.36 poles to a small white oak; thence North 18-1/4 degrees East 6.66 poles to a stake in E.A.Fox, now Greer's line; thence with said line, passing through said corner fence post at 6 poles and continuing on South 81 -1/2 degrees East, in all 6.88 poles to the point of beginning, containing 0.26 of an acre, more or less.

BEING the same property conveyed to the Grantors by Affidavit of Heirship / Inheritance of record in Instrument No. 20221027-0116454, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 303 Lickton Pike, Goodlettsville, Tennessee 37072.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Maxie B. Galbreath

Kelly G. Mendenhall

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, MAXIE B. GALBREATH and KELLY G. MENDENHALL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 27 day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 27 day of October, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989