Karen Johnson Davidson County
Batch# 936733 DEEDQC
11/02/2022 08:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221102-0118098

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owner(s)**
Wendell W. Haston, Trustee
403 Hamblen Drive
Madison, TN 37115

**Send Tax Bills To**
Same

**Map-Parcel No.**
034 05 0 073.00

## Quitclaim Deed to Trustee

Grantor: Fred Keith Haston and wife, Norine Deal Haston
Grantee: Wendell W. Haston, Trustee of the Irrevocable Trust Agreement of Fred K. Haston and Norine V. Haston, dated July 8, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being the northeasterly part of Lot 36 and the southeasterly part of Lot 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, further described as follows:

Beginning at a point in the westerly right of way line of the Louisville & Nashville Railroad, said point being 425.0 feet, more less, southwardly from the point of intersection of said right of way line with the original centerline of Alta Loma Road or Drive; thence northwestwardly and parallel to said centerline of said Road, and with the southerly line of lots previously sold, 195.29 feet more or less to a point; thence southwardly and parallel to and 460.0 feet eastwardly from the centerline of Monticello Road or Avenue (as measured along the dividing line between said Lots 36 & 38, said plan) and with the easterly line of a lot now owned by the grantee, 175.74 feet, more or less to a point, said point being 127.0 feet south of the dividing line between said Lots 36 & 38, said plan; thence eastwardly and parallel to and 127.0 feet from said dividing line between said Lots 36 & 38, 164.95 feet, more or less, to the westerly line of a 30-foot reserved strip adjacent and parallel to said railroad right of way; thence northwardly with said westerly line of said 30-foot reserved strip, 127.0 feet to the dividing line between Lots 36 & 38, said plan; thence eastwardly with said dividing line 30.0 feet to the westerly right of way line of said railroad; thence northwardly with said railroad right of way line 26.0 feet, more or less, to the beginning.

This conveyance is subject to easement for sanitary sewers granted by instrument of record in Book 4363, page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Keith Haston, and wife Norine Deal Haston by deed from Vera Gardner Farley, widow of Frank Farley, of record in Record Book 4916, Page 957-960, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 300 Alta Loma Road, Goodlettsville, TN 37072.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Fred K Haston

Fred Keith Haston, Grantor

Norine Deal Haston

Norine Deal Haston, Grantor

State of Tennessee
County of Sumner

On November 1, 2022, personally appeared before me, Fred Keith Haston, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y. King

Notary Public
My commission expires: April 22, 2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On November 1, 2022, personally appeared before me, Norine Deal Haston, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King

Notary Public
My commission expires: April 22, 2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Wendell W Haston

Wendell W. Haston, Trustee
Grantee

Sworn to and subscribed before me on November 1, 2022.

Debra Y. King

Notary Public
My commission expires: April 22, 2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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**TRUE Copy Certification**

I, Jennifer Berkon, do hereby make oath that I am 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 November 1, 2022.

Signature

11/1/2022

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 1, 2022.

Notary's Signature
My Commission Expires: April 22, 2022

