Karen Johnson Davidson County
Batch# 968654 DEEDQC
02/07/2023 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230207-0008965

DANIEL SPENCER HALLUM

TO: *QUITCLAIM DEED*

DANIEL SPENCER HALLUM ET UX

THIS QUITCLAIM DEED OF REALTY, executed as of the 7th day of February, 2023, by Grantor, DANIEL SPENCER HALLUM, a married man, to Grantees, DANIEL SPENCER HALLUM and HEATHER ELAINE HALLUM, husband and wife,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, City of Goodlettsville, Tennessee, being bounded described as follows:

> Being situated in the 10th Civil District of Davidson County, Tennessee, described according to a copy of a survey by John R. Alley, Surveyor, dated June, 1965, as follows:
>
> Beginning at an iron spike set in the center of Greer Road, said point being the northwest corner of the tract of land conveyed to Henry C. Smiley and wife, by deed from Irvin H. Greer, et al, of record in Book 4017, page 215, Register's Office for said County; thence, with the center line of said Greer Road, North 85 deg, 20' West 100 feet to a point; thence, South 86 deg. 30' West 77.3 feet to an iron spike, Margaret P. Mayers' northeast corner; thence, with Mayers' easterly line, South 8 deg. 00' West 1,392 feet to a point; thence, South 83 deg. 30' East 176 feet to a point; thence, with Smiley's westerly line, North 8 deg. 00' East 1,412 feet to the point of beginning, containing 5.40 acres, more or less.
>
> BEING the same property conveyed to Daniel Spencer Hallum, a married man, by Quitclaim Deed dated June 23, 2020, from Willie Dean Hallum, an unmarried man, recorded June 29, 2020 at 11:34 AM appearing of record at Instrument No. 20200629-0070069, Register's Office for Davidson County, Tennessee.
>
> *This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.*

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That it is the express intention of the parties herein, who are husband and wife, by this conveyance to convert the individual ownership of the Grantor herein into an estate held by the Grantees herein, as tenants by the entireties, and this instrument is executed for the express purpose of so creating such an estate, and is executed pursuant to the authority of Section §66-1-109, of the Tennessee Code Annotated.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

DANIEL SPENCER HALLUM Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel Spencer Hallum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of February, 2023.

Notary Public

My Commission Expires: 3/28/23

[Affix Notary Seal]

PAMELA B SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Property Owners Name
And Mailing Address:

DANIEL SPENCER HALLUM
HEATHER ELAINE HALLUM
3047 Greer Road
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 3047 GREER ROAD, GOODLETTSVILLE, TN 37072

MAP-PARCEL NO.: 011 00 0 073.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION §67-4-409 AS A DEED TO CREATE TENANTS BY THE ENTIRETIES.

Prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

February 7, 2023.

Affiant Signature

February 7, 2023

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 7th day of February, 2023,

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY