Karen Johnson Davidson County
Batch# 973454 DEEDQC
02/23/2023 11:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230223-0012802

QUITCLAIM DEED

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Ima Jean Steele
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-3-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0086

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ima Jean Steele and husband, Wayne Steele	OWNER	Map: 01400011900
(NAME) 7571 Bidwell Rd.	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

IMA JEAN STEELE F/K/A IMA JEAN FITZGERALD, MARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO,

IMA JEAN STEELE AND HUSBAND, WAYNE STEELE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a boundary survey of A & A Engineers, Inc., dated September 5, 1991, as follows:

BEGINNING at an iron pin in the westerly margin of Bidwell Road, the southeasterly corner of the Karen L. Grubbs property, of record at Book 5765, Page 385, R.O.D.C.; thence with said margin of said road along a curve in a southerly direction 192.3 feet to an iron pin; thence leaving said road N 84° 26' 21" W 320.36 feet to a point in the creek; thence with the meandering of the creek N 45° 51' W 228.4 feet to a point; thence N 88° 32' 20" W 270.0 feet to a point; thence N 36° 18' W 242.9 feet to a point; thence N 6° 46' 20" W 89.65 feet to a point; thence N 24° 57' 20" W 140.16 feet to a point; thence N 31° 15' 40" E 45.51 feet to a point; thence leaving said creek S 64° 06' 31" E 1045.78 feet to the point of beginning, said tract containing 5.83 acres, more or less.

Being the same property conveyed to John W. Fitzgerald and wife, Ima Jean Fitzgerald, by Quitclaim Deed from Karen Louise Grubbs, of record in Book 8449, Page 454, dated September 19, 1991, Register's Office for said County. The said John W. Fitzgerald having since died on February 11, 2017, and title vested in Ima Jean Fitzgerald as surviving tenant by the entirety.

Ima Jean Steele and Ima Jean Fitzgerald being one and the same person.

This is improved property, known as 7571 Bidwell Rd., Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 2023.

Ima Jean Steele

Ima Jean Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ima Jean Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of February, 2023.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 February 22, 2023.

(AFFIANT) – Karen Suggs

02/22/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of February, 2023.

My commission expires: 2-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY