Karen Johnson Davidson County
Batch# 986427 DEEDQC
03/29/2023 01:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230329-0022910

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24 DAY OF March 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/16/2027

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL NO:**
Gwynn D, Howell & Donna Kay Howell 2132 Neelys Bend Road Madison, TN 37115	**Same as New Owner**	**074 00 0 015.01**

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **Gwynn D. Howell,** by these presents do hereby quitclaim and convey unto **Donna Kay Howell, a 50% undivided interest as a tenant in common, with the other 50% undivided interest to Gwynn D. Howell for life, with the remainder in equal shares to Micah L. Howell and Zachary G. Howell,** all of my right, title and interest in and to the following described parcel of land in **Davidson County, Tennessee**, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by Ernest Medlin, Surveyor Lic. No. 606-283 dated February 1, 1982, as follows: BEGINNING at an iron pin on the west margin of Neelys Bend Road, at the southeast corner of a three acre tract conveyed to Billy Hugh Howell and Elaine Howell of record in Deed Book 4739, page 319, Register's Office for said County; thence with the west margin of said Road, South 8 degrees 30' West 260 feet to an iron pin; thence leaving said Road North 83 degrees 50' West 540 feet to an iron pin; thence North 8 degrees 30' East 260 feet to an iron pin located 36 feet westerly from the southwest corner of the aforesaid three acre lot of Billy Hugh Howell, Jr.; thence South 83 degrees 50' East passing Billy Hugh Howell's southwest corner, and passing through a cedar tree, which is located 395 feet from Neelys Bend Road, in all, 540 feet to the point of beginning, containing 3.22 acres.

Being the same property conveyed to Gwynn D. Howell by Quitclaim Deed from Cleora B. Howell, individually and as the Widow of George P. Howell deceased and as a partner in Geo P. Howell & Son Co. and Juanita B. Howell, individually as the Widow of William H. (Billy) Howell deceased who was a partner in Geo P. Howell & Son Co and, as Executrix of the Estate of William H. (Billy) Howell of record in Book 5850, Page 835 Register's Office for Davidson County, Tennessee, dated February 9, 1982 and recorded on February 10, 1982.

THIS IS IMPROVED PROPERTY KNOWN AS: **2132 Neelys Bend Road, Madison, TN 37115**

Gwynn D. Howell and Donna Kay Howell are married, and the purpose of this deed is to create a tenancy in common and not a tenancy by the entireties. The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 29 day of March 2023.

Gwynn D. Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gwynn D. Howell**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of March 2023.

7/10/2026
Commission Expires

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 29 day of March 2023.

Date: 3/29/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 29 day of March 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY