RECORD AND RETURN TO:

Amy I. Small
5864 Cane Ridge Rd
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 988042 DEEDQC
04/04/2023 10.00 20 AM 2 pgs
Fees $12 00 Taxes $0 00

20230404-0024338

QUITCLAIM DEED

ANURADHA SAGARAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
Sep 21 2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Eric

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of March 20 23

Anu Sagarad

NOTARY PUBLIC

My commission expires 09/21/2024

THIS INSTRUMENT PREPARED BY
Jennifer L Pennell, Attorney, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy I. Small 5864 Cane Ridge Rd Antioch, TN 37013	Same as Address of New Owner	182-00-0-155.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Eric T. Small** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Amy Isenhour-Small** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Francis, Surveyor, dated June 25, 1980, Revised September 29, 1982, as follows:

Beginning at a point in the easterly margin of Cain Ridge Road 180.76 feet from the northwest corner of Sara Ledbetter Lynch property of record in Book 2963, page 189, said Register's Office; thence North 78 deg. 50 min 45 sec. East 722.86 feet to a point; thence North 6 deg. 29 min, 21 sec. East 254.0 feet to a point; thence South 72 deg. 41 min. 30 sec. East 616,0 feet to a point; thence South 7 deg, 11 min, 46 sec. West 463.79 feet to a point; thence North 82 deg. 17 min, 30 sec. West 1253,5 feet to a point in the easterly margin of Cain Ridge Road; thence North 16 deg. 21 min. West 88.2 feet to the point of beginning.

Being the same property conveyed to Amy I. Small and Eric T. Small, wife and husband, from Peter Vonhopffgarten and wife, Sandra Vonhopffgarten, by Warranty Deed dated June 14, 2021 and of record as Instrument No. 20210616-0081210 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 20th day of February, 2023.

Grantor

Eric T. Small

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Mallik Sagarad, **Eric T. Small**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this 20th day of February, 2023.



Notary Public

Mallik Sagarad

Printed Notary Name

My commission expires: 09/21/2024