P/O MAP 112; PARCEL NO: 1

THIS DOCUMENT HAS BEEN PREPARED WITH INFORMATION FURNISHED BY THE PARTIES HEREIN AND WITHOUT THE BENEFIT OF A FORMAL TITLE EXAMINATION

Recording Information

Karen Johnson Davidson County
Batch# 993020 DEEDQC
04/18/2023 09 00 49 AM 3 pgs
Fees $17 00 Taxes $0 00

20230418-0028281

This Instrument Prepared by

Laurie A Parker
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, TN 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Ms Rhonda Kay Segrest 4142 Gourley Road Pegram, TN 37143	

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 29 day of March, 2023, by and between **REGINA ANN KNIGHT,** hereinafter referred to as Party of the First Part", and **RHONDA KAY SEGREST,** hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, her successors and assigns, all her right, title and interest in the following described real estate, to-wit.

Refer to Exhibit A attached hereto.

Being the same property conveyed to Regina Ann Knight and Rhonda Kay Segrest, as tenants in common, by a Quitclaim Deed of record as Instrument Number 20210820-0112659, Register's Office for Davidson County, Tennessee.

This is improved property known as 4142 Gourley Road, Pegram, Tennessee.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set her signature, this the 29 day of March, 2023.

Regina Ann Knight

REGINA ANN KNIGHT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **REGINA ANN KNIGHT**, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of March, 2023.

My Commission Expires:
2-1-27.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is None

Rhonda Kay Segrest
Affiant

SWORN TO and subscribed before me on this the 29 day of March, 2023

My Commission Expires.

2-1-27.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 112, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY GOURLEY ROAD ON THE SOUTH; LOYDE R. ANDERTON ON THE WEST; FRONTIER ACRES, LIMITED ON THE NORTH; JOE TOWNSEND AND DOROTHY JENNETTE'S LOT 1 ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET (N 651555.20 E 1671656.34) ON THE NORTH SIDE OF GOURLEY ROAD (25' FROM THE CENTER) AND BEING THE SOUTHWEST CORNER OF DOROTHY JENNETTE'S LOT 1, THENCE S10°39'54"W 25.71' TO A POINT IN THE CENTER OF GOURLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 06°23'40"; RADIUS= 1910.00'; ARC= 213.16'; CHORD= N68°55'46"W 213.05' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 02°22'10"; RADIUS= 1826.83; ARC= 75.54'; CHORD= N73°15'11"W 75.54' TO A POINT; THENCE LEAVING THE ROAD N12°48'22"E 26.24' TO AN EXISTING WITNESS IRON PIN ON THE WEST EDGE OF A DRIVE, THE SOUTHEAST CORNER OF LOYDE R. ANDERTON (REF. DEED BOOK 8030 PAGE 412 R.O.D.C.- PROPERTY MAP 112 PARCEL 121); THENCE WITH ANDERTON'S EAST LINES N12°48'22"E 203.74' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N14°39'20"E 382.11' TO AN EXISTING IRON PIN; THENCE N25°42'05"E 171.30' TO AN EXISTING IRON STAKE IN THE SOUTH LINE OF FRONTIER ACRES LIMITED (REF. DEED BOOK 6405 PAGE 499 R.O.D.C.- PROPERTY MAP 112 PARCEL 104); THENCE WITH FRONTIER ACRES' SOUTH LINE S81°58'17"E 371.73' TO AN EXISTING IRON PIN AT A 15" DEAD TREE, THE NORTHWEST CORNER OF JOE TOWNSEND (REF. DEED BOOK 931 PAGE 217 R.O.D.C.- PROPERTY MAP 112 PARCEL 2); THENCE WITH TOWNSEND'S WEST LINE S07°27'39"W 345.02' TO AN EXISTING IRON PIN (BENT), THE NORTHEAST CORNER OF JENNETTE FAMILY CEMETERY (REF. DEED BOOK 5201 PAGE 535 R.O.D.C - PROPERTY MAP 112 PARCEL 160); THENCE WITH THE CEMETERY'S NORTH LINE N80°24'01"W 51.92' TO AN EXISTING IRON PIN, THE NORTHEAST CORNER OF THE AFOREMENTIONED DOROTHY JENNETTE'S LOT 1; THENCE WITH LOT 1'S NORTH AND WEST LINES N80°24'01"W 133.72' TO AN EXISTING ½" IRON PIN; THENCE S10°39'54"W 466.36' TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 11, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO DOROTHY JENNETTE, TRUSTEE OF THE DOROTHY JENNETTE IRREVOCABLE TRUST DATED JANUARY 10, 2018 FROM DOROTHY JENNETTE AS RECORDED IN INSTRUMENT 20210820 PAGE 112658 COMBINED WITH ALL OF INSTRUMENT 20180123 PAGE 00006609 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.