Karen Johnson Davidson County
Batch# 999417 DEEDQC
05/04/2023 08 13 17 AM 2 pgs
Fees $12 00 Taxes $0 00
20230504-0032996

NEW OWNER:
Joel F. Throneberry, IV
Rachel Throneberry
3804 Couchville Pike
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

SEND TAX BILLS TO.
New Owner

File No. 22-0051

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
138-17.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel F. Throneberry, IV, unmarried**, does hereby convey his interest in the below property unto **Joel F. Throneberry, IV, unmarried, and Rachel Throneberry, unmarried, as joint tenants with rights of survivorship**, their heirs and assigns, forever, all of his right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit.

Land in the 4th Civil District of Davidson County, Tennessee, being formerly in the 1st Civil District of Rutherford County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated November 10, 1956.

Beginning at an iron pin in the northerly margin of Couchville Pike, the southwest corner of the property conveyed to William C. Franklin and wife, Mary K. Franklin, by deed from Eugene Otto Smith and wife, of record in Book 2601, page 299, Register's Office for said County; thence N 0 degrees 30 minutes E, with a fence line, 322 feet to an iron pin; thence N 88 degrees W, with fence line , 178 feet to an iron pin; thence S 1 degree 45 minutes W, with a fence line, 328 feet to an iron pin in the northerly margin of Couchville Pike; thence N 89 degrees 30 minutes E, with the margin of the same, 206 feet to the beginning, containing 1.43 acres, more or less.

Being the same property conveyed to Joel F. Throneberry, IV, by Affidavit of Heirship for Joel F. Throneberry, III, dated May 2, 2023 and of record in Instrument No. 20230504-0032995, Register's Office for Davidson County, Tennessee. For further reference, see Deed of record in Instrument No. 20180226-0017686.

This is IMPROVED property known as 3804 Couchville Pike, Hermitage, TN 37076.

WITNESS SIGNATURE(S) this 2nd day of ~~April~~ May, 2023

Joel F. Throneberry, IV

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Joel F. Throneberry, IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 2nd day of ~~April~~ May, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires 09/23/2025

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The actual consideration or value, whichever is greater, for this transfer is $0 00.

Affiant

Sworn to and subscribed to before me, this the 2nd day of ~~April~~ May, 2023.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires 09/23/2025