Name and Address of New Owner:
Daniel Reeder and Land Man Trust
P.O. Box 1312
Goodlettsville, TN 37070

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1000339 DEEDQC
05/08/2023 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230508-0033739

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 025-04-0-006.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Reeder, a married man,** "the Grantor," conveys and quitclaims unto **Daniel Reeder, a married man, and Virtue Private Client, LLC, as Trustee of the Land Man Trust, tenants in common, each holding a one-half undivided interest** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land located in the 10th Civil District, Davidson County, Tennessee and described according to a survey by Rocky Montoya, Tennessee Lic. #697 dated August 21, 2022 as follows:

Beginning at an iron rod (set) located in the south margin of Moncrief Avenue, being the North east corner of Blackwell, the Northwest corner of the described tract; thence, along the south margin as follow north 88 degrees 54 minutes 07 seconds east 150.54 feet to an iron rod (set); thence, with a curve to the left having a delta of 40 degrees 27 minutes 10 seconds, a radius of 251.84 feet, a tangent of 92.80 feet, a length of 177.82 feet, a chord of north 68 degrees 52 minutes 46 seconds east 174.15 feet to an iron rod (set); thence, north 48 degrees 16 minutes 14 seconds east 59.09 feet to an iron rod (set); thence, with a curve to right having a delta of 25 degrees 36 minutes 51 seconds, a radius of 115.86 feet a tangent of 26.34 feet, a length of 51.80 feet, a chord of north 61 degrees 15 minutes 22 seconds east 51.37 feet to an iron rod (set); thence leaving said south margin of Moncrief Avenue, said point being the north west corner of Vetetoe, the north east corner of this described tract; thence, along said west line of Vetetoe, Baggett and Elberta, south 10 degrees 24' 35" east 81.14' to an iron rod (set); thence north 79 degrees 13' 43" west 30.00' to an iron rod (set); thence, south 10 degrees 46 minutes 17 seconds west 223.00 feet to an iron rod (set); thence, along the south line of this tract south 89 degrees 09 minutes 41 seconds west 305.97 feet to an iron rod (set); said point being the south east corner of Blackwell, the south west corner of this described tract; thence, along Blackwell east line north 13 degrees 08 minutes 47 seconds west 172.90 feet to the point of beginning containing 69,137 square feet, 1.58 acres more or less.

Being the same property conveyed to Kenneth D. Vetetoe, Jr. and

wife, Angela L. Vetetoe, by Warranty Deed from Joe D. Adams, Trustee and Priscilla Tinnon and Amanda Tinnon Fruechtemeyer as the only heirs-at-law of Frank Tinnon, Jr., deceased, of record in Instrument No. 20141023-0097734 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 23, 2014.

Being the same property conveyed to Daniel Reeder, a married man, by Warranty Deed from Kenneth D. Vetetoe, Jr. and Angela L. Vetetoe, husband and wife, of record in Instrument No. 20220826-0096529, Register's Office for Davidson County, Tennessee, dated August 25, 2022, and recorded on August 26, 2022.

NEITHER GRANTEE MAY ENCUMBER THE PROPERTY WITHOUT THE EXPRESS CONSENT OF THE OTHER.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5th day of May, 2023.

_____(SEAL)
Daniel Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2023, before me personally appeared Daniel Reeder, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of May, 2023.

_____
Notary Signature
My commission expires: 3/3/25

STEVEN P DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of May, 2023.

Notary Signature
My commission expires: 3/3/25

STEVEN P. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-5-23.

Affiant Signature

5-5-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of May, 2023.

Notary Signature

My Commission Expires: 05/09/2026

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC