QUITCLAIM DEED

PREPARER'S DISCLAIMER. This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 5/5/25 (SEAL)

ROCHELLE PRITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Robin D Waller	Robin D Waller	030 00 0 212 00
Robin D. Waller (NAME)	Robin D. Waller (NAME)	
4913 Tanglewood Drive (ADDRESS)	4913 Tanglewood Drive (ADDRESS)	
Nashville , TN 37216 (CITY) (STATE) (ZIP)	Nashville , TN 37216 (CITY) (STATE) (ZIP)	File No

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandy S. George**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Robin Dewayne Waller**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows, ~~to-wit~~

BEGINNING at a point in the centerline of Bear Hollow Road, the same being the Northeast corner of a 10.6 acre tract conveyed to Miller; thence with the centerline of said road, South 83° 27' 94" East, 282.21 feet; and around a curve having a radius of 786 20 feet, a distance of 24.96 feet, thence leaving said road and crossing Bear Hollow Creek, South 06° 32' 56" West, 1231.07 feet to an iron pin in Armstrong North line; thence with Armstrong North line South 87° 39' 03" West, 360.33 feet to a point in the centerline of a 50 foot egress and ingress easement, Miller's Southeast corner, thence with the centerline of said easement Millers East line as follows North 35° 42' 17" West, 48.74 feet around a curve to the right having a radius of 197.19 feet, a distance of 254.40 feet; around a curve to the left having a radius of 202 52 feet, a distance of 242.21 feet; North 30° 18' 31" West, 29.74 feet around a curve to the right having a radius of 158 46 feet, a distance of 163.70 feet, North 28° 52' 57" East, 384.04 feet; around a curve to the left having a radius of 63 91 feet, a distance of 114.62 feet, around a curve to the right having a radius of 51.97 feet, a distance of 115 50 feet, and North 53° 27' 20" East, crossing back said creek 110 71 feet to the beginning, containing 11 53 acres, more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated March 6, 1985.

BEING the same property conveyed to Robin Dewayne Waller and Brandy S. George by Warranty Deed from Sean Kelly and Kirsten Kelly, husband and wife, dated August 1, 2022 and filed of record in Instrument 20220808-0089910, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3751 Bear Hollow Rd , Joelton TN 37080
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 13th day of April, 2023

Brandy S. George

Karen Johnson Davidson County
Batch# 1006308 DEEDQC
05/23/2023 08 16 40 AM 1 pg
Fees. $12 00 Taxes $0 00

20230523-0038600

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brandy S. George, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of April, 2023

Notary Public

My commission Expires: 5/5/25

ROCHELLE PRITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025