Karen Johnson Davidson County
Batch# 1020488 DEEDQC
06/28/2023 03:58:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20230628-0049463

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 9th day of June, 2023.

Notary Public **Affiant**

My Commission Expires: 4/26/25

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Cansin Hardy-Egritag and Chelsea Lynn Johnson 2459 Baker Road Goodlettsville, TN 37072	Same as New Owner.	006 00 0 036.03

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CANSIN HARDY-EGRITAG, A SINGLE MAN**, by these presents do hereby quitclaim and convey unto **DEVIN F. PARK, TRUSTEE**, for the express purpose of making a re-conveyance, and her successors and assigns, all their right, title and interest in and to the following described tract of land:

A tract of land situated about 5-1/2 miles North of Goodlettsville, in the 10th Civil District in Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:

Beginning at the Southwest corner in the center of Bakers Station Road; said point being Westerly with the center of road 1901 feet from a walnut tree in the East boundary line of the Myers tract at the South edge of road' thence North 53-3/4 degrees East with Myers and just South of a drain 460 feet to twin cherries in the right of way line of the L & N R.R.; thence North 28 degrees West, with the R.R. 200 feet to a stake; thence South 49 degrees West with Myers 583 feet to the center of Bakers Station Road; thence South 69-1/2 degrees East 176.5 feet with road to the beginning. This property is also identified as Parcel No. 006 00 0 036.03.

Being the same property conveyed to Cansin Hardy-Egritag, a single man, by Warranty Deed from Riley Brewer and Mariah Brewer f/k/a Mariah Ferber, husband and wife dated December 22, 2021 of record in Instrument No. 20220104-0000995.

This is improved property commonly known as: **2459 Baker Road, Goodlettsville, TN 37072**.

And now, I, the said, **DEVIN F. PARK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **CANSIN HARDY-EGRITAG, A SINGLE MAN, A ONE-HALF UNDIVIDED INTEREST AND CHELSEA LYNN JOHNSON, A SINGLE WOMAN, A ONE-HALF UNDIVIDED INTEREST AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 19th day of June, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

CANSIN HARDY-EGRITAG

DEVIN F. PARK, TRUSTEE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **CANSIN HARDY-EGRITAG**, the within named bargainor, 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 official seal at Goodettsville, Tennessee, this the 19th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Elizabeth Cooper, the undersigned, a Notary Public in and for said County and State, **DEVIN F. PARK**, the within named bargainor, 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 official seal at Goodlettsville, Tennessee, this the 19th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 4/26/25

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian 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 **6/19/2023** [DATE].

AFFIANT SIGNATURE

June 19, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **19th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

