THIS DOCUMENT PREPARED BY:

LAW OFFICE OF JOHN M. SCHWERI
39 PUBLIC SQUARE
COLUMBIA TN 38401

Map & Parcel No:
23-79

Karen Johnson Davidson County
Batch# 1023625 DEEDQC
07/07/2023 11:06:59 AM 6 pgs
Fees: $32.00 Taxes: $0.00

20230707-0052003

SEND TAX BILLS TO: OWNERS

MICHAEL SPEIGHT & AMY BENNETT
5361 LICKTON PIKE
GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOYCE C. SPEIGHT, AMY M. BENNETT, BRADLEY W. BENNETT, and PAMELA B. PARDUE, (Grantors), by these presents do hereby quitclaim and convey unto AMY M. BENNETT, BRADLEY W. BENNETT, PAMELA B. PARDUE, MICHAEL LEWIS SPEIGHT, CHARLES ESTILL SPEIGHT, AND HALLIE ELIZABETH SLOAN to each a 16.666% undivided interest, as tenants-in-common, and their heirs, successors, and assigns (herein referred to collectively as the "Grantee"), of Grantors' right, title, and interest in and to certain tract (s) or parcel of land in Davidson County being more particularly described as follows, to wit:

TRACT 1

A certain tract or parcel of land lying in the 10th Civil District of Davidson County, Tennessee, on Lickton Pike, and more particularly described as follows:

Beginning at a point in the Easterly right-of-way line of Lickton Pike in the center line of an existing road which transverses the lands of Noble E. Cummings, said point being a corner common to Tract No. 1 of the Plan of the lands of Noble E. Cummings, as divided among his children, said Plan not being of record; thence with the center line of said road, North 84 degrees, 17 minutes East, 576.57 feet; South 76 degrees, 05 minutes East, 371.09 feet, to a point, corner to Tract No. 3 of said Noble E. Cummings Plan; thence leaving said road with a line of Tract No. 3; South 05 degrees, 40 minutes East, 376.76 feet to a point in the original boundary line of the Noble E. Cummings land; thence with the original boundary line South 84 degrees, 20 minutes West, 263.67 feet to an iron pin by a stone, corner of Mary Cummings Horton, et vir; thence with Horton line South 82 degrees, 50 minutes West, 763.60 feet to a point on the Easterly right-of-way line of Lickton Pike; thence with said right-of-way line North 05 degrees, 15 minutes East, 530.56 feet to the point of beginning, containing 10.89 acres, more or less, including and excluding ½ acre reserved for a family graveyard, together with rights or ingress and egress, as set out in Deed of Record in Book 256, page 432, of the Register's Office of Davidson County, Tennessee, and being Tract No. 2 of the Plan of the lands of Noble E. Cummings, as divided by him among his children, said Plan not being of record, and being a part of the same land conveyed to Noble E. Cummings, also known as N.E. Cummings, by deeds:

1. E.M. Galbreath, et ux, dated April 17, 1911, and recorded in Deed book 548, page 640.

2. J. H. Lee, dated June 25, 1929, recorded in Deed book 735, page 757.

Being the same property conveyed to Joyce Cummings Speight, Amy M. Bennett, Bradley W. Bennett, and Pamela B. Pardue by deed from Constance C. Bennett and Joyce C. Speight, of record as Instrument No. 201604140035739 Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is the following tract of land:

Being a portion of land deeded to Mary Horton, recorded in Deed Book 3312, page 449, shown on Tax Map 23, Parcel 79 and lying in the Tenth (10th) Civil District of Davidson County, Tennessee.

Beginning at in iron pin (new) in the east margin of Lickton Pike, said pin being the southwest corner of Bennett (DB 4401, page 75) and the northwest corner of herein described tract:

Thence with the line of Bennett, up the gravel road N84° 17'00"E 361 .50' to an iron pin (new) said pin being the northeast corner of herein described tract; thence severing the land of Horton S8°2 1 '47"E 509.11' to an iron pin (new) said pin being in the line of Horton (DB 1938, page 323) and the southeast corner of herein described tract; Thence S82°50;00"W 486.10' to an iron pin (old) in the east margin of Lickton Pike, said pin being the northwest corner of Horton, and the southwest corner of Horton, and the southwest corner of herein described tract;

Thence with the margin of aforementioned road N5° 15'00"E 530.56' to the point of beginning, containing 5.00+/- acres.

Subject to an ingress/egress easement in Book 256, page 432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robin W. White and Jennifer L. White, Husband and Wife, by deed from Mary Cummings Horton, of record as Instrument No. 20040405-0037879, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions as shown of record.

The said ROBERT JAMES WINDT joins in this conveyance for the purpose of conveying any interest which he may have by virtue of his marriage to HALLIE C. WINDT.

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

This is unimproved property known as the Cummings Family Graveyard.

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

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of May, 2023.

JOHN M. SCHWERI STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Joyce C. Speight

Joyce C. Speight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John Schweri a Notary Public at Large, the within named Joyce C. Speight, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of May, 2023.

John M. Schweri

Notary Public

My commission expires: 2/22/27

IN WITNESS WHEREOF we have hereunto set our hands on the 22nd day of June, 2023.

Amy M. Bennett

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, Jeremy Davis a Notary Public at Large, the within named Amy M. Bennett, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

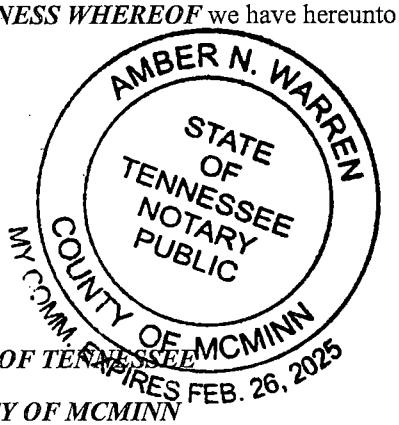
WITNESS my hand an official seal this the 22nd day of June, 2023.

Notary Public

My commission expires: _____

JEREMY DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

IN WITNESS WHEREOF we have hereunto set our hands on the 22nd day of June, 2023.



Bradley W. Bennett

Bradley W. Bennett

STATE OF TENNESSEE

COUNTY OF MCMINN

Personally appeared before me, Amber Warren a Notary Public at Large, the within named Bradley W. Bennett, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 22nd day of June, 2023.

Amber Warren

Notary Public

My commission expires: Feb. 26, 2025

IN WITNESS WHEREOF we have hereunto set our hands on the 22nd day of June, 2023.

Pamela B. Pardue

STATE OF GEORGIA

COUNTY OF TROUP

Personally appeared before me, Jeremy Davis a Notary Public at Large, the within named Pamela B. Pardue, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 22nd day of June, 2023.

Notary Public

My commission expires:

JEREMY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

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

Joyce Cummins Spaugh
Affiant

Sworn and subscribed before me, this the 24th day of May, 2023.

John M. Schwer
Notary Public

My commission expires: 2/22/27

JOHN M. SCHWERI
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY