Karen Johnson Davidson County
Batch# 1023625 DEEDQC
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Fees: $32.00 Taxes: $0.00
20230707-0052004

THIS DOCUMENT PREPARED BY:

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

Map & Parcel No:
23-80, 88 & 113

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 in the 10th Civil District, Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning at a stone in the northern boundary line of N.E. Cummings, Sr., near an elm tree about 250 yards E. of Cool Springs; thence W. 64 ½ yards to a point; thence S 74 ½ yards to a point; thence E. 64 ½ yards to a point; thence N. 74 ½ yards to the beginning.

Being the same property conveyed to Joyce C. Speight, Amy M. Bennett, Bradley W. Bennett, and Pamela B. Pardue, by deed from Constance C. Bennett and Joyce C. Speight of record in Instrument No. 201604140035740, Register's Office for Davidson County, Tennessee.

TRACT 2

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

Beginning at an iron pin in the Easterly right-of-way line of Lickton Pike, a corner common to M. O. Hodges and the land herein described; thence with Hodges line; South 88 degrees, 27 minutes, East, 302.1 feet to a point, corner of Charles L. Cummings and Dorothy Waggoner Cummings, formerly Cool Springs School; thence with Cummings line, South 1 degree, 25 minutes West, 223.5 feet; North 88 degrees, 27 minutes East, 193.5 feet; and North 1 degree, 25 minutes East, 111.6 feet to an iron pin by a persimmon tree, corner of Welburn Benton; thence leaving Charles L. Cummings line with Benton line, North 89 degrees, 14 minutes East, 332.25 feet, and South 89 degrees, 41 minutes East, 255.4 feet to an iron pin by a 12-inch cedar; thence continuing with Benton line, North 89 degrees, 46 minutes, East 125.12 feet to an iron pin by a post; thence continuing with Benton line, North 87 degrees, 56 minutes East, 481.87 feet to an iron pin by a post; thence continuing, with Benton line, North 1 degree, 52 minutes West, 393.9 feet to an iron pin; and South 87 degrees, 18 minutes East, 199.0 feet to an iron pin, corner common to Farris; thence with Farris line, South 2 degrees, 07 minutes East, 578.4 feet to a point in the center line of an existing road; thence with the center line of said road, South 53 degrees, 52 minutes West, 168.94 feet; South 57 degrees 10 minutes West, 149.14 feet; South 70 degrees, 56 minutes West, 327.24 feet; South 84 degrees, 10 minutes, West 313.58 feet; North 86 degrees, 42 minutes West, 90.06 feet; South 68 degrees, 58 minutes West, 69.9 feet; North 76

degrees, 05 minutes West, passing the corner of Tract No. 2 of the Noble E. Cummings Plan at 33 feet, in all 404.09 feet; South 84 degrees, 17 minutes West, 576.57 feet to a point in the Easterly right-of-way line of Lickton Pike; thence with said right-of-way line North 5 degrees, 15 minutes East, 170.18 feet to an iron pin; thence continuing with said right-of-way line along a curve to the right, having a radius of 1407.17 feet, a distance of 244.37 feet to an iron pin; thence North 15 degrees, 12 minutes East, 194.6 feet to the point of beginning. Being Tract No. I of the Plan of the land of Noble E. Cummings, as divided by him among his children, said Plan not being of record.

Being the same property conveyed to Joyce C. Speight, Amy M. Bennett, Bradley W. Bennett, and Pamela B. Pardue, by deed from Constance C. Bennett and Joyce C. Speight of record in Instrument No. 201604140035740, Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

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 22 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.

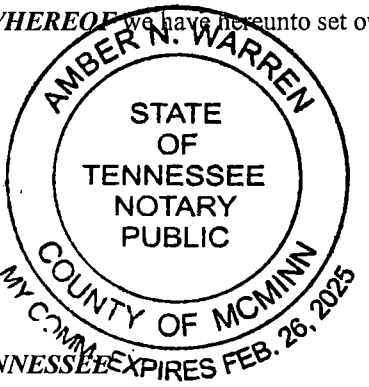
WITNESS my hand an official seal this the 22nd day of June, 2023.

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 22 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 Cummings Spears

Affiant

JOHN M. SCHWERI
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

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

John M. Schweri

Notary Public

My commission expires: 2/22/27