Karen Johnson Davidson County
Batch# 1034680 DEEDQC
08/04/2023 01 46 22 PM 2 pgs
Fees $12 00 Taxes $0 00
20230804-0060499

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

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 1st day of August, 2023

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires

ADDRESS OF NEW OWNER:

6332 Old Hickory Blvd.
Whites Creek, TN 37189

SEND TAX BILLS TO.
Peter Gharbawy
5532 Clarksville Pike
Joelton, TN 37080

Map & Parcel·

03900001301

QUITCLAIM DEED

In consideration of $10 00, and other good and valuable consideration **Ronald Lee Upchurch and wife, Becky Upchurch** ,Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Peter Gharbawy, a married man,** Grantee. Said property conveyed herein is described as follows

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Johnson, Engineers, June 5, 1962, as follows:

BEGINNING at a point in the center of Old Hickory Boulevard North 38 deg. 48' East 184.8 feet and North 35 deg. 19' East 44.2 feet from the intersection of the center line of Carney Road and said Boulevard; thence South 64 deg. 41' East 203.5 feet; thence South 86 deg. East 185 feet, more or less, to Gardner's Western boundary line; thence with same North 1 deg. 04' West 235.5 feet; thence North 65 deg. 32' West 251 feet, more or less, to the center of said Boulevard; thence the same South 26 deg. 29' West 15 feet, South 29 deg. 38' West 100 feet, South 32 deg. 14' West 100 feet and South 35 deg. 19' West 55.8 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed unto Ronald Lee Upchurch and wife, Becky Upchurch by Warranty Deed from Frances Dickerson McCullough, single, dated February 6, 1980, of record in Book 5565, Page 136, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 6332 Old Hickory Blvd , Whites Creek, TN 37189.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 1st day of August, 2023

Ronald Lee Upchurch

Ronald Lee Upchurch

Becky Upchurch

Becky Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Ronald Lee Upchurch and Becky Upchurch**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of August, 2023

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Laurie Damewood

Notary Public

My Commission Expires.